



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

November 22, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018
ANTELOPE POWER, LLC
421 SW SIXTH AVENUE
PORTLAND, OR 97204
ANTELOPE VALLEY WEST ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

SUBJECT

R2011-00177-(5) APPEAL

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

Indicate its intent to deny the appeal of the Los Angeles County Regional Planning Commission's ("Commission") approval, approve the conditional use permit, and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit No. 201100018.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed meteorological towers are necessary to gather information that would determine the viability and location of a future wind-powered electric generating facility in the area of the project site.

The proposed design and locations are appropriate because the facilities will generally be on vacant

land in five separate locations within the overall 3,284-acre project site. The meteorological towers will be temporary and are Categorically Exempt under Class 6 from the California Environmental Quality Act (CEQA) because they are for the purpose of information collection. Any proposal to install wind-powered commercial electric generating facilities will be the subject of environmental review and requires a public hearing and action by the Regional Planning Commission.

Implementation of Strategic Plan Goals

The proposed project promotes the Strategic Plan Goal of providing Community and Municipal Services to the residents of the County's unincorporated communities. The project would measure environmental factors and determine the future viability of a wind-powered electric generating facility. Exploration of the viability of such facilities encourages the development and utilization of renewable energy projects, which would allow the County to be more energy self-sufficient.

FISCAL IMPACT/FINANCING

The proposed project will have no fiscal impact on Los Angeles County because the subject property is privately owned, and the owner is bearing the full costs of construction.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The applicant, Antelope Power, LLC, requested a conditional use permit to authorize five (5) temporary meteorological towers, 197' 8" (60 meters) tall, on approximately 3,284 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zone. Meteorological towers that exceed 85 feet in height on lots greater than two acres, are subject to permit in the A-2 Zone under Sections 22.24.140, 22.52.1620 and 22.52.1640 of the Los Angeles County Code ("County Code"). Approval of the conditional use permit will allow development of the temporary meteorological towers in compliance with Title 22 of the County Code (Zoning Ordinance).

Three of the tower locations are developed with an existing 85-foot tall meteorological tower, and are proposed to be replaced with an approximately 198-foot tall tower; two new 198-foot towers are also proposed, for a total of five towers. Each tower will have a 10 square-foot base and four sets of guy wires with a 164-foot (50 meter) outer radius. Each of the guy wires will be anchored with a six-foot rod encased in Quikrete and a three-inch-by-three-inch plate.

The towers will collect meteorological measurements for a three-year period, and will be removed after the third year and no later than four years from approval of this grant. The meteorological towers will measure environmental factors, and the information gathered from the towers will be used to determine the viability of future wind-powered electric generating facilities in the area of the project site. The visual impact of the tower will be minimal while meeting standards of the Federal Aviation Administration (FAA). A flashing beacon is not required by the FAA, and would not be included on the towers.

The subject property is generally located in the vicinity of 170th Street West near Lancaster Road in the unincorporated community of Antelope Valley within the Antelope Valley West Zoned District. The subject property is comprised of 58 parcels, totaling approximately 3,284 acres. Each meteorological tower will be placed on a vacant parcel. The overall subject property includes a single-family residence, barns, maintenance shed, and trailer as well as three existing meteorological towers 85 feet in height.

On August 10, 2011, this project was approved by unanimous vote by the Regional Planning Commission. The approval was subsequently appealed by Richard Hague, with reasons given for the appeal including effects on fire-fighting air operation with the height of the proposed meteorological towers and the towers as precursors to a larger project with tall wind turbines affecting fire-fighting air operations.

Pursuant to subsection A of Section 22.60.230 of the County Code, Richard Hague appealed the Regional Planning Commission's decision to the Board of Supervisors on August 18, 2011. A public hearing is required pursuant to Section 22.60.240 of the County Code, and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The proposed project is eligible for a Categorical Exemption from CEQA reporting requirements under Class 6 – Information Collection because the purpose of the tower is to collect basic meteorological information, and the design of the tower will not result in a serious or major disturbance to an environmental resource.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed conditional use permit is not anticipated to have a negative impact on current services.

The Honorable Board of Supervisors

11/22/2011

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end of the last name.

RICHARD J. BRUCKNER

Director

RJB:SMT:st

Enclosures

c: Chief Executive Officer
Clerk of the Board
County Counsel
Assessor
Director, Department of Public Works

NON-APPLICANT

Date Aug. 18, 2011

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: R 2011-00177-(5), RCUP 201100018

APPLICANT: Antelope Power, LLC

LOCATION: vicinity of 170 Street West & Lancaster Road

Antelope Valley West A-2-5 **Zoned District**

Related zoning matters:

CUP(s) or VARIANCE No. _____

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

☒ The cost of Denial of this request: 800.00*

☐ The cost of Approval of this request: 800.00*

*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2011 AUG 18 PM 12:47

FILED

Briefly, explain the reason for the appeal (attach additional information if necessary):

1. The height of these unlighted five towers (198 feet) scattered around the 4000 acres, which are fire zoned 4, will make fire fighting air operations very difficult. An uncontrolled fire here can easily spread to adjacent SEA 58 and SEA 57, also fire zoned 4.
2. These towers are precursors to plans (20110711 - R2010-00256) Element Power has to erect 20 or more wind turbines, each nearly 500 feet tall in this same area. This would make fire fighting air operations impossible.

X

(Signed)

Appellant



Richard Hague

Print Name

**PO Box 767
Address**

**Lancaster, CA 93584
City/Zip**

**661 724 1623
Day Time Telephone Number**

**rhague7@aol.com
E-mail Address**



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 11, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Antelope Power, LLC -- Attn: Nat Parker
421 SW Sixth Avenue
Portland, OR 97204

**REGARDING: PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018
Vicinity of 170th Street West and Lancaster Road**

Dear Applicant:

The Regional Planning Commission, by its action of Wednesday, August 10, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant or any other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on Wednesday, August 24, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Adam Thurtell at (213) 974-6443 or e-mail at athurtell@planning.lacounty.gov of the Zoning Permits North Section. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, Testifiers, Healy Enterprises, Inc -- Attn: Jane Healy
Antelope Power, LLC -- Attn: Nat Parker

SMT:AT
Hearing Footage: 8/10/2011-Item 8

**FINDINGS AND ORDER OF THE
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018
170th Street West near Lancaster Road**

HEARING DATE: 8/10/2011

SYNOPSIS:

The applicant, Element Power, LLC, proposes five temporary meteorological towers (MET towers), each 197' 8" (60 meter) in height, on approximately 3,284 acres in the A-2-5 (Heavy Agricultural Five Acre Minimum) Zone. The towers will collect meteorological measurements for a three-year period. Four years from approval the towers will be removed.

Each MET tower will have a ten square foot base and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate. The guy wires will be equipped with guy guards to prevent tripping and bird diverters with a maximum distance of 15 meters between diverters. The total combined ground area that will be disturbed by this project is approximately 50 square feet. The towers would be located a significant distance from the property lines and adjacent road right-of-ways, and the towers would not be located within or over any drainage, utility, or other easements.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held before the Regional Planning Commission on August 10, 2011. The Commission heard testimony from the applicant and nine testifiers in opposition to the project. Testifiers in opposition included representatives of Three Points Town Council and Concerned Citizens of West Antelope Valley. Testifiers in opposition raised issues including concerns about the height of the towers and the Fire Department's ability to use low-flying aircraft to fight fires in the vicinity as well as concerns that approval of the meteorological towers would by de facto, be approval of future wind projects.

Representatives of the applicant addressed concerns about aesthetic and environmental impacts by describing the construction of the towers and presenting photographic simulations of a meteorological tower.

The Commission made changes and additions to the conditions that the Commission indicated were necessary in approval of the project. These changes and additions included a requirement that the applicant consult with the Fire Department regarding the benefit and feasibility of installing non-flashing beacon lights for firefighting operations, and language that prohibits the use of a corporate guarantee as financial security to

cover the cost of removal of the facilities. These changes were indicated on the record, and incorporated into the conditions by staff. The Commission also clearly indicated that consideration of the project was limited to the meteorological towers, and that potential future wind projects would have to be separately considered through the public hearing process.

Findings

1. The subject property is located near 170th Street West and Lancaster Road in the unincorporated community of Antelope Valley within the Antelope Valley West Zoned District.
2. The applicant is requesting a conditional use permit (CUP) to authorize the construction of a five temporary meteorological towers (MET towers) each 197' 8" (60 meters) in height. The towers would be removed after three years of operation.
3. The subject property is currently designated N1 (Non-Urban) in the Antelope Valley Area Plan.

The intent of the N1 land use designation is to maintain the character of dispersed non-urban settlements and communities; provide for agricultural and mineral production; preserve areas of significant natural and scenic resources; and avoid intensive development of areas subject to severe natural hazards or lacking essential services.

The MET towers are consistent with the N1 designation. Construction of the MET towers would be noninvasive and temporary. After three years the subject property would be returned to its state pre-construction of these five MET towers. The visual impact of the towers would be minimal while meeting standards of the Federal Aviation Administration (FAA). Flashing beacons are not required by the FAA and would not be included on the towers.

4. The subject property is currently zoned A-2-5 (Heavy Agricultural - Five Acre Minimum). MET towers that exceed 85 feet in height on lots greater than two acres require a public hearing (Section 22.52.1620 of the Los Angeles County Code). MET towers are aesthetically similar to radio towers, which require a conditional use permit in the A-2 Zone (Section 22.24.150).
5. The surrounding properties are zoned as follows:
North: A-2-5
South: A-2-5

East: A-1-2 (Light Agricultural – Two Acre Minimum), A-2-5
West: A-2-5

6. The subject property contains the following structures: one 2,000 square feet. single family residence; seven barns, 2,000 sq. ft. each; one 3,000 sq. ft. maintenance shed; one 500 sq. ft. standard trailer; one 1,000 sq. ft. open-sided hay barn; and three 85-foot tall MET towers. Each tower would be placed on a vacant parcel.
7. Access to the subject property is provided by 170th Street West, an existing Limited Secondary Highway on the County Master Plan of Highways. 170th Street West is currently unimproved and unpaved at this location. Access roads to each individual tower will be unpaved. 170th Street West and the proposed unpaved access roads will adequately serve the subject property and allow the kind and quantity of traffic generated for construction and maintenance of the MET towers.
8. This project is Categorically Exempt under Class 6, Information Collection, under the California Environmental Quality Act (CEQA) reporting requirements. The purpose of the towers is to collect basic meteorological information, and the design of the towers will not result in a serious or major disturbance to an environmental resource.
9. The towers will collect meteorological information for three years, and will then be removed. In order to give the applicant time to remove the towers, the grant term is for a total of four years. To ensure that the towers are removed, the site will be inspected after the grant term expires.
10. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to a total of four years, including three years of monitoring.
11. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

1. That the proposed use is consistent with the adopted general plan for the area; and
2. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. That the Los Angeles County Department of Regional Planning has determined that a Categorical Exemption, Class 6—Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements; and
4. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
5. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
6. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in Title 22 of the County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources and by local guidelines that this class of projects does not have a significant effect on the environment.
2. AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a CUP as set forth in Section 22.56.040 of the Los Angeles County Code.

3. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100018, Project No. R2011-00177-(5) is APPROVED, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018

1. This grant authorizes use of the subject property for the construction, operation and maintenance of five temporary meteorological towers (MET tower) each 197' 8" (60 meters) in height, as depicted on the approved Exhibit "A", subject to all of following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owner of the property, and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 8, 9, and 10 shall be effective immediately upon the date of final approval of this grant.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if the Commission or Hearing Officer finds that these conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, has been exercised so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
7. Prior to the use of this grant the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its terms and conditions to the

transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

8. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to fully cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel.

If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of the initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the County Code.

10. This grant shall expire unless used within two years from the date of final approval of the grant by the County. A single, one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
11. This grant shall terminate on August 10, 2015. Monitoring shall terminate on or before August 10, 2014, and removal of the MET towers shall be completed within one year from the date that monitoring terminates, but in no event later than the grant termination date. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any

modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the termination date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

12. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections will be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.
13. Within 60 days after the date of final approval of this grant, the permittee shall deposit with the County the sum of \$400.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. This fund shall provide for two inspections; one inspection shall take place after construction and one inspection shall take place upon removal of the MET towers.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

14. All development shall comply with the requirements of the County Department of Public Works ("Public Works").
15. All development pursuant to this grant shall be kept in full compliance with the County Fire Code.
16. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions, or as shown on the approved plans.

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. The permittee shall maintain a current contact name, address, and phone number with Regional Planning at all times
20. If requested by the County Fire Department, the permittee shall provide a non-flashing beacon light on each MET tower to be utilized in emergency situations for firefighting purposes, when determined to be feasible and beneficial for firefighting purposes in consultation with the County Fire Department, and in compliance with all regulations, including but not limited to FAA regulations.
21. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of each tower; the signs shall include a notice of no trespassing, and the phone number of the property owner to call in the event of an emergency.
22. All climbing apparatus shall be located a minimum of 12 feet above the ground, and the towers shall be designed to prevent climbing within the first 12 feet.
23. Safety wires shall be installed on the turnbuckles of all guy wires on the towers pursuant to the exhibit provided by the permittee at the public hearing and attached hereto showing safety wires installed on a minimum of the bottom 8 feet of the guy wires.
24. No part of any MET tower shall be located within or over drainage, utility, or other established easements, or on or over property lines.
25. The height of each tower, measured from the natural grade to the top of the tower, shall not exceed a height of 197' 8" feet (60 meters).
26. The minimum distance between each MET tower excluding guy wires and their anchors, and any property line or road right-of-way, shall be 200 feet, provided

that the required distance shall also comply with any applicable fire setback requirements pursuant to section 4290 of the Public Resources Code.

27. Within three (3) years after approval of this grant the permittee shall cease operation of the MET towers. Prior to termination of this grant as required by Condition No. 11, the permittee shall remove the facilities, clear the sites of all equipment, and restore the sites as nearly as practicable to its condition prior to the installation of the facilities. Failure to remove each such facility as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, to the satisfaction of the Director of Public Works and Director of Planning, in an amount and form sufficient to cover the cost of the removal of that facility as provided herein. In no event shall a corporate guarantee be considered sufficient security for the removal of that facility.
28. Upon final approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department.
29. Upon final approval of this grant, the permittee shall contact the FAA to determine the requirements that must be satisfied for purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said agency
30. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of this grant.
31. All structures related to the permittee's use shall conform to the requirements of Public Works Division of Building and Safety.

SMT:AT
August 10, 2011



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018

PUBLIC HEARING DATE
8/10/2011

AGENDA ITEM

RPC MEETING DATE

CONTINUE TO

APPLICANT

Antelope Power, LLC

OWNER

Healy Enterprises, Inc

REPRESENTATIVE

Roger Van Wert

PROJECT DESCRIPTION

The applicant proposes five temporary meteorological ("MET") towers, 197' 8" (60 meter) in height, on 3,284 acres in the A-2-5 (Heavy Agricultural - Five Acre Minimum Required Lot Area) Zone. The towers will collect meteorological measurements for a three-year period. Four years from approval the towers will be removed. The towers will have a nine square foot base (three feet by three feet) and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate.

REQUIRED ENTITLEMENTS

To authorize the replacement of three existing 85 ft. MET towers with three new 198 ft towers, and to authorize two additional 198 ft. MET towers, located on 3,284 acres in the A-2-5 Zone, Antelope Valley West Zoned District. Each tower will be located on an undeveloped parcel with the exception of the three existing MET towers, which will be replaced. Map is approximate—project site consists of 58 parcels and five separate tower locations. Please see the Regional Planning website for detailed information, including exact tower locations

LOCATION/ADDRESS

Vicinity of 170th Street West and Lancaster Road

SITE DESCRIPTION

The site plan depicts five meteorological tower locations on approximately 3,284 acres.

ACCESS

Lancaster Road, service roads

ZONED DISTRICT

Antelope Valley West

ASSESSORS PARCEL NUMBER

3236-010-007, 3236-020-018, 3236-024-001, 3236-021-004, 3267-001-001 (tower locations)

COMMUNITY

Antelope Valley

SIZE

Approximately 3,284 Acres

COMMUNITY STANDARDS DISTRICT

N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Single family residence; barns, maintenance shed; trailer; open-sided hay barn; three 85-foot tall MET Towers	A-2-5
North	Undeveloped vacant land	A-2-5
East	Undeveloped vacant land	A-2-5
South	Undeveloped vacant land	A-2-5
West	Undeveloped vacant land	A-2-5

GENERAL PLAN/COMMUNITY PLAN

Antelope Valley Area Plan

LAND USE DESIGNATION

N-1 (Non-Urban)

MAXIMUM DENSITY

0.5 du/ac

ENVIRONMENTAL DETERMINATION

Class 6 Categorical Exemption-Information Collection

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Susan Tae (213) 974-6443		
RPC HEARING DATE(S) 8-10-11	RPC ACTION DATE 8-10-11	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Louie, Helsley, Pederson, Modugno	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) 9 (F) 2	PETITIONS (O) 0 (F) 0	LETTERS (O) 3 (F) 0

*(O) = Opponents (F) = In Favor

Regional Planning Commission Transmittal Checklist

Hearing Date

8/10/2011

Agenda Item No.

8

Project Number: R2011-00177-(5)
Case(s): Conditional Use Permit No. 201100018
Planner: Adam Thurtell

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____



Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2011-00177-(5)
RCUP 201100018

PUBLIC HEARING DATE
8/10/2011

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Antelope Power, LLC

OWNER

Healy Enterprises, Inc

REPRESENTATIVE

Roger Van Wert

PROJECT DESCRIPTION

The applicant proposes five temporary meteorological towers, 197' 8" (60 meter) in height, on 3,284 acres in the A-2-5 (Heavy Agricultural, Five Acre Minimum) Zone. The towers will collect meteorological measurements for a three-year period. Four years from approval the towers will be removed. The towers will have a nine square foot base (three feet by three feet) and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate.

REQUIRED ENTITLEMENTS

To authorize the replacement of three existing 85 ft. meteorological towers with three new 198 ft towers and to authorize two additional 198 ft. meteorological towers, located on 3,284 acres in the A-2-5 Zone, Antelope Valley West Zoned District. Each tower will be located on an undeveloped parcel with the exception of the three existing MET towers, which will be removed. Map is approximate—project site consists of 58 parcels and five separate tower locations. Please see the Regional Planning website for detailed information, including exact tower locations

LOCATION/ADDRESS

vicinity of 170th Street West and Lancaster Road

SITE DESCRIPTION

The site plan depicts five meteorological tower locations on approximately 4,000 acres of land.

ACCESS

Lancaster Road, service roads

ZONED DISTRICT

Antelope Valley West

ASSESSORS PARCEL NUMBER

3236-010-007, 3236-020-018, 3236-024-001, 3236-021-004, 3267-001-001 (tower locations)

COMMUNITY

Antelope Valley

SIZE

Approximately 4,000 Acres

COMMUNITY STANDARDS DISTRICT

N/A

EXISTING LAND USE

EXISTING ZONING

Project Site

One single family residence; seven barns, 2,000 sq. ft. each; one 3,000 sq. ft. maintenance shed; one 500 sq. ft. trailer; one 1,000 sq. ft. open-sided hay barn; and three 85-foot tall MET Towers.

A-2-5

North

undeveloped vacant land

A-2-5

East

undeveloped vacant land

A-2-5

South

undeveloped vacant land

A-2-5

West

undeveloped vacant land

A-2-5

GENERAL PLAN/COMMUNITY PLAN

Antelope Valley Area Plan

LAND USE DESIGNATION

N-1 (Non-Urban)

MAXIMUM DENSITY

0.5 du/ac

ENVIRONMENTAL DETERMINATION

Class 6 Categorical Exemption-Information Collection

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE

RPC ACTION

NEEDED FOR NEXT MEETING

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Adam Thurtell

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

STAFF RECOMMENDATION (PRIOR TO HEARING):

SPEAKERS*

(O) 0 (F) 0

PETITIONS

(O) 0 (F) 0

LETTERS

(O) 0 (F) 0

*(O) = Opponents (F) = In Favor

Antelope Valley
California
Poppy Reserve

W Ave F-8

approximate project
location



Lancaster Rd

160th St W

Lancaster Rd

Lancaster Rd

160th St W

W Ave H

170th St W

170th St W

Fairmont
Reservoir

Los Angeles City Rd

160th St W

San Francisco

Myrick Canyon Rd

STAFF ANALYSIS
PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018

PROJECT DESCRIPTION

The applicant proposes five temporary meteorological towers (MET tower), each 197' 8" (60 meter) in height, on approximately 3,284 acres in the A-2-5 (Heavy Agricultural - Five Acre Minimum) Zone. The towers will collect meteorological measurements for a three-year period. Four years from approval the towers will be removed.

Each MET tower will have a ten square foot base and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate. The guy wires will be equipped with guy guards to prevent tripping and bird diverters with a maximum distance of 15 meters between diverters. The total combined ground area that will be disturbed by this project is approximately 50 square feet. The towers would be located a significant distance from the property lines and adjacent road right-of-ways, and the towers would not be located within or over any drainage, utility, or other easements.

REQUIRED ENTITLEMENTS

MET towers that exceed 85 feet in height on lots greater than two acres require a public hearing (Section 22.52.1620 of the Los Angeles County Code). MET towers are aesthetically similar to radio towers, which require a conditional use permit in the A-2 Zone (Section 22.24.150).

LOCATION

Vicinity of 170th Street West and Lancaster Road (tower location map attached).

SITE PLAN DESCRIPTION

The site plan depicts five MET tower locations on approximately 3,284 acres of land. The subject property contains the following structures: one 2,000 sq. ft. single family residence; seven barns, 2,000 sq. ft. each; one 3,000 sq. ft. maintenance shed; one 500 sq. ft. standard trailer; one 1,000 sq. ft. open-sided hay barn; and three 85-foot tall MET Towers. Each tower would be placed on a vacant parcel.

ENVIRONMENTAL DETERMINATION

The Los Angeles County Department of Regional Planning has determined that a Categorical Exemption Class 6, Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

On May 11, 2010, this Department issued Plot Plan approvals for each existing 85 foot MET tower (RPP201000189, RPP2010190, and RPP2010191).

STAFF EVALUATION

General Plan Consistency

The proposed project is consistent with the County of Los Angeles General Plan, and the N1 (Non-Urban 1) land use designation of the Antelope Valley Areawide General Plan.

The intent of the N1 land use designation is to maintain the character of dispersed non-urban settlements and communities; provide for agricultural and mineral production; preserve areas of significant natural and scenic resources; and avoid intensive development of areas subject to severe natural hazards or lacking essential services. The project site is located in a rural area of the Antelope Valley in the northern portion of Los Angeles County. The nearest rural residential communities are Lake Elizabeth, located approximately 9.7 miles south of the project site, and Lake Hughes, located approximately 12 miles south of the project site. The city of Lancaster is approximately 18 miles east of the project site.

Construction of the MET towers would be noninvasive and temporary. After three years the subject property would be returned to its state pre-construction of these five MET towers. The visual impact of the towers would be minimal while meeting standards of the Federal Aviation Administration (FAA). A flashing beacon is not required by the FAA and would not be included on the towers.

General Plan Policies

Policy Nos. 2 and 3 of the Conservation and Open Space Element promote wind energy. The project proposes five MET towers that will only measure environmental factors, and determine the future viability of a wind-powered electric generating facility, consistent with these policies. Policy No. 2 is as follows: "Support the conservation of energy and encourage the development and utilization of new energy and encourage the development and utilization of new energy sources including...wind ...sources." (General Plan, pg. II-26)

Zoning Ordinance and Development Standards Compliance

MET towers that exceed 85 feet in height on lots greater than two acres are a use subject to permit in the A-2 Zone (Section 22.24.140 of the County Code). If approved,

the CUP would allow development of the project in compliance with the Zoning Ordinance.

Neighborhood Impact/Land Use Compatibility

The proposed use is compatible with the predominant zoning and land use in the area. The adjacent neighboring parcels are zoned A-2 and A-1 (Light Agricultural). Three 85 foot tall MET towers exist on the subject property.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

In a letter dated April 6, 2011, the Department of Public Works recommended approval of this project with conditions.

In a letter dated June 2, 2011, the Fire Department cleared this project for public hearing.

PUBLIC COMMENTS

Staff has received several letters in regard to this project. All correspondence regarding this project is attached.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends APPROVAL of Project No. R2011-00177-(5), CUP 201100018 subject to the attached conditions.

SUGGESTED MOTION: I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVE THE CATEGORICAL EXEMPTION.

SUGGESTED MOTION: I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PROJECT NO. R2011-00177-(5), CONDITIONAL USE PERMIT NO. 201100018.

Prepared by Adam Thurtell, Regional Planning Assistant II
Reviewed by Susan Tae, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs

Site Plan

Land Use Map

**FINDINGS AND ORDER OF THE
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018
170th Street West near Lancaster Road**

HEARING DATE: 8/10/2011

SYNOPSIS:

The applicant, Element Power, LLC, proposes five temporary meteorological towers (MET towers), each 197' 8" (60 meter) in height, on approximately 3,284 acres in the A-2-5 (Heavy Agricultural Five Acre Minimum) Zone. The towers will collect meteorological measurements for a three-year period. Four years from approval the towers will be removed.

Each MET tower will have a ten square foot base and four sets of guys with a 164 foot (50 meter) outer radius. Each of the guys will be anchored with a six foot rod encased in Quickrete and a three-inch-by-three-inch plate. The guy wires will be equipped with guy guards to prevent tripping and bird diverters with a maximum distance of 15 meters between diverters. The total combined ground area that will be disturbed by this project is approximately 50 square feet. The towers would be located a significant distance from the property lines and adjacent road right-of-ways, and the towers would not be located within or over any drainage, utility, or other easements.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

[hearing proceedings]

Findings

1. The subject property is located near 170th Street West and Lancaster Road in the unincorporated community of Antelope Valley within the Antelope Valley West Zoned District.
2. The applicant is requesting a conditional use permit (CUP) to authorize the construction of a five temporary meteorological towers (MET towers) each 197' 8" (60 meters) in height. The towers would be removed after three years of operation.
3. The subject property is currently designated N1 (Non-Urban) in the Antelope Valley Area Plan.

The intent of the N1 land use designation is to maintain the character of

dispersed non-urban settlements and communities; provide for agricultural and mineral production; preserve areas of significant natural and scenic resources; and avoid intensive development of areas subject to severe natural hazards or lacking essential services.

The MET towers are consistent with the N1 designation. Construction of the MET towers would be noninvasive and temporary. After three years the subject property would be returned to its state pre-construction of these five MET towers. The visual impact of the towers would be minimal while meeting standards of the Federal Aviation Administration (FAA). Flashing beacons are not required by the FAA and would not be included on the towers.

4. The subject property is currently zoned A-2-5 (Heavy Agricultural - Five Acre Minimum). MET towers that exceed 85 feet in height on lots greater than two acres require a public hearing (Section 22.52.1620 of the Los Angeles County Code). MET towers are aesthetically similar to radio towers, which require a conditional use permit in the A-2 Zone (Section 22.24.150).
5. The surrounding properties are zoned as follows:
North: A-2-5
South: A-2-5
East: A-1-2 (Light Agricultural – Two Acre Minimum), A-2-5
West: A-2-5
6. The subject property contains the following structures: one 2,000 square feet. single family residence; seven barns, 2,000 sq. ft. each; one 3,000 sq. ft. maintenance shed; one 500 sq. ft. standard trailer; one 1,000 sq. ft. open-sided hay barn; and three 85-foot tall MET towers. Each tower would be placed on a vacant parcel.
7. Access to the subject property is provided by 170th Street West, an existing Limited Secondary Highway on the County Master Plan of Highways. 170th Street West is currently unimproved and unpaved at this location. Access roads to each individual tower will be unpaved. 170th Street West and the proposed unpaved access roads will adequately serve the subject property and allow the kind and quantity of traffic generated for construction and maintenance of the MET towers.
8. This project is Categorical Exempt under Class 6, Information Collection, under the California Environmental Quality Act (CEQA) reporting requirements. The purpose of the towers is to collect basic meteorological information, and the design of the towers will not result in a serious or major disturbance to an environmental resource.

9. The towers will collect meteorological information for three years, and will then be removed. In order to give the applicant time to remove the towers, the grant term is for a total of four years. To ensure that the towers are removed, the site will be inspected after the grant term expires.
10. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to a total of four years, including three years of monitoring.
11. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

1. That the proposed use is consistent with the adopted general plan for the area; and
2. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. That the Los Angeles County Department of Regional Planning has determined that a Categorical Exemption, Class 6—Information Collection, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements; and
4. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare; and
5. That the proposed site is adequately served by highways or streets of sufficient

width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

6. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in Title 22 of the County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources and by local guidelines that this class of projects does not have a significant effect on the environment.
2. AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a CUP as set forth in Section 22.56.040 of the Los Angeles County Code.
3. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100018, Project No. R2011-00177-(5) is APPROVED, subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018

1. This grant authorizes use of the subject property for the construction, operation and maintenance of five temporary meteorological towers (MET tower) each 197' 8" (60 meters) in height, as depicted on the approved Exhibit "A", subject to all of following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, the owner of the property, and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 8, 9, and 10 shall be effective immediately upon the date of final approval of this grant.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if the Commission or Hearing Officer finds that these conditions have been violated, that this grant has been exercised so as to be detrimental to the public's health or safety, has been exercised so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
7. Prior to the use of this grant the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its terms and conditions to the

transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

8. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to fully cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel.

If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of the initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the County Code.

10. This grant shall expire unless used within two years from the date of final approval of the grant by the County. A single, one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
11. This grant shall terminate on August 10, 2015. Monitoring shall terminate on or before August 10, 2014, and removal of the MET towers shall be completed within one year from the date that monitoring terminates, but in no event later than the grant termination date. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any

modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the termination date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

12. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections will be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.
13. Within 60 days after the date of final approval of this grant, the permittee shall deposit with the County the sum of \$400.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. This fund shall provide for two inspections; one inspection shall take place after construction and one inspection shall take place upon removal of the MET towers.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

14. All development shall comply with the requirements of the County Department of Public Works ("Public Works").
15. All development pursuant to this grant shall be kept in full compliance with the County Fire Code.
16. All requirements of Title 22 of the County Code and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions, or as shown on the approved plans.

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.

18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. The permittee shall maintain a current contact name, address, and phone number with Regional Planning at all times

20. A safety light that meets Federal Aviation Administration ("FAA") standards may be installed at the applicant's discretion. All lights shall be shielded from adjacent properties, and no other lights shall be placed upon the tower.

21. One sign, limited to 18 inches in length and one foot in height, shall be posted at the base of each tower; the signs shall include a notice of no trespassing, and the phone number of the property owner to call in the event of an emergency.

22. All climbing apparatus shall be located a minimum of 12 feet above the ground, and the towers shall be designed to prevent climbing within the first 12 feet.

23. Safety wires shall be installed on the turnbuckles of all guy wires on the towers.

24. No part of any MET tower shall be located within or over drainage, utility, or other established easements, or on or over property lines.

25. The height of each tower, measured from the natural grade to the top of the tower, shall not exceed a height of 197' 8" feet (60 meters).

26. The minimum distance between each MET tower excluding guy wires and their anchors, and any property line or road right-of-way, shall be 200 feet, provided that the required distance shall also comply with any applicable fire setback requirements pursuant to section 4290 of the Public Resources Code.

27. Within three (3) years after approval of this grant the permittee shall cease operation of the MET towers. Prior to termination of this grant as required by

Condition No. 11, the permittee shall remove the facilities, clear the sites of all equipment, and restore the sites as nearly as practicable to its condition prior to the installation of the facilities. Failure to remove each such facility as required above shall constitute a public nuisance. Prior to installation of any such facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of the removal of that facility as provided herein.

28. Upon final approval of this grant, the permittee shall contact the County Fire Department to determine the requirements that must be satisfied for fire protection purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said department.
29. Upon final approval of this grant, the permittee shall contact the FAA to determine the requirements that must be satisfied for purposes related to the permittee's use. All such requirements shall be satisfied to the satisfaction of and within the timeframe set by said agency
30. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of this grant.
31. All structures related to the permittee's use shall conform to the requirements of Public Works Division of Building and Safety.

SMT:AT
August 10, 2011

Burden of Proof

The project includes the replacement of three existing 85-foot tall Temporary Meteorological Towers ("Temp Met Tower" or the "Towers") with three 198-foot Temp Met Towers and construction of two new 198-foot Temp Met Towers for the monitoring and gathering of meteorological data as well as data on bird and bat migration patterns (the "Project"). The data would be used to ascertain whether existing conditions at the site are conducive for permanent energy conversion systems. The Towers would replace three existing shorter (85-foot) meteorological towers installed by the applicant on the sites pursuant to a previously approved Site Plan.

Similar to the existing 85-foot towers, the Towers would have a tubular design with attached meteorological devices on top. The Towers would be supported by guy wires attached with screw-in or other similar low-impact anchors and a small tower base that mounts the tower to the ground. The guy wires for the Temp Met Towers will be equipped with bird diverters at a maximum distance of 15 meters between diverters and guy guards to prevent tripping. The four outermost guy wires for each Temp Met Tower will also be equipped with 18 inch orange marker balls. Please see the Site Plan included with the Zoning Permit Application for additional tower details. The Towers would remain in place for up to two years. Construction of the Towers would require minimal site disturbance, especially considering that three of the Towers would merely replace (in the same location) the existing short towers on the Site. Existing unpaved roads would be used for access during the construction and the meteorological data monitoring period.

Pursuant to Section 22.56.040 of the County of Los Angeles Code, an applicant for a Conditional Use Permit ("CUP") must substantiate, to the satisfaction of the hearing officer, the following facts:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or;

The Project would be generally located in the Antelope Valley region of Los Angeles County, within the rural community of Fairmont. The Census 2000 data indicates that the population of Fairmont is approximately 1,478 persons spread over a large rural area. In other words, the project area is sparsely populated. The closest city to the sites is the City of Lancaster, which is approximately 16.5 miles east.

There are two notable, yet minor, uses close to or on the site. The first is the operation of Healy Farms, a horse training facility located along 170th Street and Lancaster Road. It is located approximately 1,500 feet from Tower 1. The second is the Church of Fairmont, which is located on 160th Street and Lancaster Road. It is located approximately 2,975 feet from Tower 2. The Project would not affect either of these uses.

More specifically, the Towers would be located on a mostly vacant approximately 3,284 acre site composed of seventy-two parcels (the "Site"). There are, however, two single-story residences located northwest (1,200 feet) and southwest (1,400 feet) from Tower 1 on the Site.

The Towers would not generate noise, emissions, odors, or waste. Tower construction, maintenance, and eventual removal will not generate significant traffic or require the storage of hazardous materials. The Towers would be temporary, and would be removed within five years. Also, three of the Towers would simply replace the existing 85-foot towers currently on the sites.

Therefore, the Project would not adversely affect the health, peace, comfort, or welfare of persons working or residing in the area.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or:

In the vicinity, the primary use of the land is agriculture, including crop and grazing lands. Installation of the Towers would not affect these uses, especially considering that three of the Towers would replace the nearly identical shorter towers that are on the sites. In addition, the Antelope Valley Poppy Preserve Park (the "Park") is located approximately ½ mile (at the closest point) from the Towers. Installation of the Towers would not hinder or affect use of the Park.

As noted, the Towers would be located on rural parcels dominated by ranch lands that have been used for sheep and horse grazing and other agricultural purposes for many years. Development of the Project would not require land subdivision, construction of new roads, installation of fencing, or any other project design features that could be materially detrimental to the valuation of surrounding property. Also as noted, the area surrounding the project site is very sparsely populated and the Project would not materially interfere with the existing residents use or enjoyment of property in the vicinity.

Furthermore, the Towers would be temporary and would require minimal construction. The total at-grade construction area is only approximately 10 square feet for each of the two new tower bases. Guy wires will overlay an additional one acre per tower. In addition, this small construction footprint for three of the Towers would occur in virtually the same area on the site where the existing Towers are located. The remainder of each parcel and all of the surrounding land would be unaffected by the Project.

Therefore, the Project would not be materially detrimental to the use, enjoyment, or valuation of the property or valuation of the property of other persons located in the vicinity.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

The Project would involve the simple installation of two new Temp Met Towers and the upgrade of three existing Temp Met Towers. The Project would thereby present virtually no health and safety risks. The Towers would be approximately 198-feet tall, six-inches in diameter, and equipped with minimal mechanical and electrical devices that collect meteorological data as well as data on bird and bat migratory patterns. The Towers would be securely affixed to the ground with guy wires and base mountings. The guy wires for the Towers will be equipped with bird diverters at a maximum distance of 15 meters between diverters and guy guards to prevent tripping. The four outermost guy wires for each Tower will also be equipped with 18 inch orange marker balls. The Towers would be equipped with lightning spikes and grounding wires to limit damage caused by potential lightning strikes. The top 20 feet of each Tower will be painted red and white and include a red signaling light in accordance with FAA requirements.

Moreover, the Towers would be unmanned and located on a very large and mostly vacant site, which dramatically reduces the likelihood of public endangerment due to tower failure or malfunction. The Towers would not create emissions, odors, waste, or any other by-product that could constitute a menace to public health. Also, as noted above, the Project area is virtually uninhabited.

Therefore, the Project would not jeopardize, endanger or constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

As noted above, the Towers would be located on an approximately 3,284 acre site. The Site is more than adequate in size for the installation of the 198-foot towers. The Project would be limited to tower installation, maintenance, and removal. Accordingly, the Project would not require the construction of any yards, walls, fences, parking facilities, landscaping, or other development features. The Towers would be positioned to accommodate any applicable setbacks. In addition, the Project would use existing roads, require minimal construction, and erect narrow-profiled devices that would not create significant visual impacts. The Project is otherwise consistent with applicable County policies and will help advance production of renewable energy by allowing the applicant to accurately assess the specific wind speeds and direction on the site. The Towers will also enable to collect data on bird and bat migration patterns from equipment located 45 meters above the ground, which is considered by experts to provide more accurate and useful information. This data will be used by the applicant to inform the design of its proposed up-to 200 MW Proposed Renewable Energy Farm; without data collected from towers of sufficient height (i.e. 60 meters), design of such a facility is infeasible.

Therefore, the proposed sites would be adequate in size and shape to accommodate the project design features, and the Project would be adequately integrated with the surrounding area uses.

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required. (Ord. 85-0195 § 16 (part), 1985; Ord. 1494 Ch. 5 Art. 1 § 501.4, 1927.)**

There are several existing roads in the vicinity of each Tower. For example, Tower 1 is located southwest of the intersection of unimproved roadways Avenue F-8 and 165th Street West. A portion of Lancaster Road, as it merges into 167th Street runs through the Site. Tower 2 is located southwest of the intersection of unimproved 162nd Street and Avenue G-8. The Tower is located near unimproved Avenue H to the south and 167th Street to the west. Tower 3 is located southwest of the intersection of unimproved 145th Street and Avenue H. These roads would be used for construction, maintenance, and tower removal. The Project would not require new roads.

Moreover, the Project would not generate significant traffic because the towers are unmanned and construction and maintenance trips would be minimal. The existing dirt roads would be adequate for tower installation, periodic inspection, data collection, and tower removal. No other public or private facilities or services would be needed to serve the proposed towers.

Therefore, the Project sites would be adequately served by existing roadways and services.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

APR 14 2011


ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 6, 2011

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Phillip Estes

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100018
PROJECT NO. R2011-00177
16700 LANCASTER ROAD
ASSESSOR'S MAP BOOK NO. 3236, PAGE 10, PARCEL 7
ASSESSOR'S MAP BOOK NO. 3236, PAGE 20, PARCEL 18
ASSESSOR'S MAP BOOK NO. 3236, PAGE 24, PARCEL 1
ASSESSOR'S MAP BOOK NO. 3236, PAGE 21, PARCEL 4
ASSESSOR'S MAP BOOK NO. 3267, PAGE 1, PARCEL 1
ASSESSOR'S MAP BOOK NO. 3236, PAGE 8, PARCEL 1
VICINITY OF 170TH STREET WEST AND LANCASTER ROAD
UNINCORPORATED COUNTY AREA OF FAIRMOUNT

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201000018 in the unincorporated County area of Fairmount to authorize the replacement of three existing 85-foot-tall temporary meteorological towers with three 198-foot temporary meteorological towers and the construction of three new 198-foot temporary meteorological tower for the monitoring and gathering of meteorological data on bird and bat migration patterns.

Upon approval of the site plan, we recommend the following conditions:

1. Building and Safety

- 1.1 Submit building plans for review and approval to the Building and Safety Division's Antelope Valley District office.

For questions regarding the building and safety condition, please contact Clint Lee at (626) 458-6370 or cllee@dpw.lacounty.gov.

2. Aviation

- 2.1 The contractor shall submit Federal Aviation Administration Form No. 7460-1 (Notice of Proposed Construction or Alteration) to the Federal Aviation Administration Regional Office. The form and submittal instructions can be found at <http://www.faa.gov>.

For questions regarding the aviation condition, please contact Jason Morgan at (626) 300-4608 or jmorgan@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

P:\ldpub\SUBMGT\CUP\CUP 201100018 Project R2011-00177 Vicinity 170th Street West and Lancaster Rd.docx



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: June 2, 2011

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2011-00177

LOCATION: VIC 170 Street West & Lancaster Road

- ☒ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Verify __ existing public fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments** The Fire Department has cleared this project to proceed with the public hearing process.
:
- ☐ **Water:** _____
- ☐ **Access:** _____
- ☒ **Special Requirements:** Additional review by the Fire Department will be required when new construction of a building(s) is proposed within the property.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

Thurtell, Adam

From: RHague7@aol.com
Sent: Friday, July 22, 2011 2:10 PM
To: Thurtell, Adam
Subject: R2011-00177-(5), RCUP 201100018 by Element Power

July 22, 2011

Adam Thurtell,
Dept. Of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012

RE: R2011-00177-(5), RCUP 201100018 by Element Power

Dear Sir:

My name is Richard Hague and I and my wife, Kay, have been residents of the Kings Canyon/Bleich Flat area (approx. 215th St W. and Ave. G in the Antelope Valley) for 35 years. We moved here after our youngest child graduated from Palmdale High School in 1976. It is a beautiful and tranquil rural setting.

I am fully aware that Element is simply asking to replace three existing meteorological towers and add two more. These towers to be just under 200 feet, 113 feet taller than their current three.

My objection is not to the towers per se, but rather to what they imply. The "Wildflower Green Energy Farm" Element is proposing will be preceded by certain steps including these "Met" towers as well as a thorough BCA and an EIR proving they will not damage severely or destroy the local environment. The "local environment" is my concern.

Element has already submitted two poorly prepared BCA's to SEATAC and is now working on a third. The area they propose to cover with solar panels and giant wind turbines is closely associated with SEA 57, 58 and 60. The SEA concept was developed, beginning around 1970 and then approved in 1980, by the L. A. County Board of Supervisors. It is stronger than ever and is likely to be strengthened and enlarged in the proposed new County Wide Plan when adopted.

The juxtaposition of Elements proposed wind farm and the above mentioned SEA's blithely ignores the fact that SEA's aren't islands with well defined borders that birds, mammals, reptiles, and various other wildlife and flora take note of. Nor are they suddenly cut off or drastically changed by man made lines on a map. A very large area will be covered by solar panels blocking sunlight to fields of wildflowers, especially the California Poppy. The name they have chosen for their project is quite ironic under the circumstances.

The 20 or more immense wind turbines, right at 500 feet, block access by firefighting borate bombing aircraft whose optimum altitude for effectiveness is 150 feet (verified by calls to the operators of the same). These same turbines require a massive construction effort which destroys large areas of land regardless of the 2% claimed and then must be maintained using permanent roads and O & M buildings as well as substations and gen-tie lines.

I realize I've not been talking about the "Met" towers but why Element needs them and their implications for the future. I cannot separate in my mind the towers from the project, though Element has done so. If Element dots all the "i"s and crosses all the "t"s in their application for these towers and County Planning won't or can't look ahead at where they are going with this, then the towers are, sadly, a done deal.

I sincerely believe much greater attention should be paid to all aspects of this push for alternative energy. Great care should be exercised in the placement of vast solar energy fields and immense wind turbines on ecologically sensitive lands. I hope we're not stampeding into one kind of environmental effort at the expense of our heritage in another. It is imperative to preserve what we have because once lost, it will never be regained and will leave nothing for our future generations.

Sincerely,

Richard Hague

Mailing address: PO Box 767, Lancaster, CA 93584

Rd, Lancaster, CA 93536

661 724 1623

rhague7@aol.com

Physical address: 46404 Kings Canyon

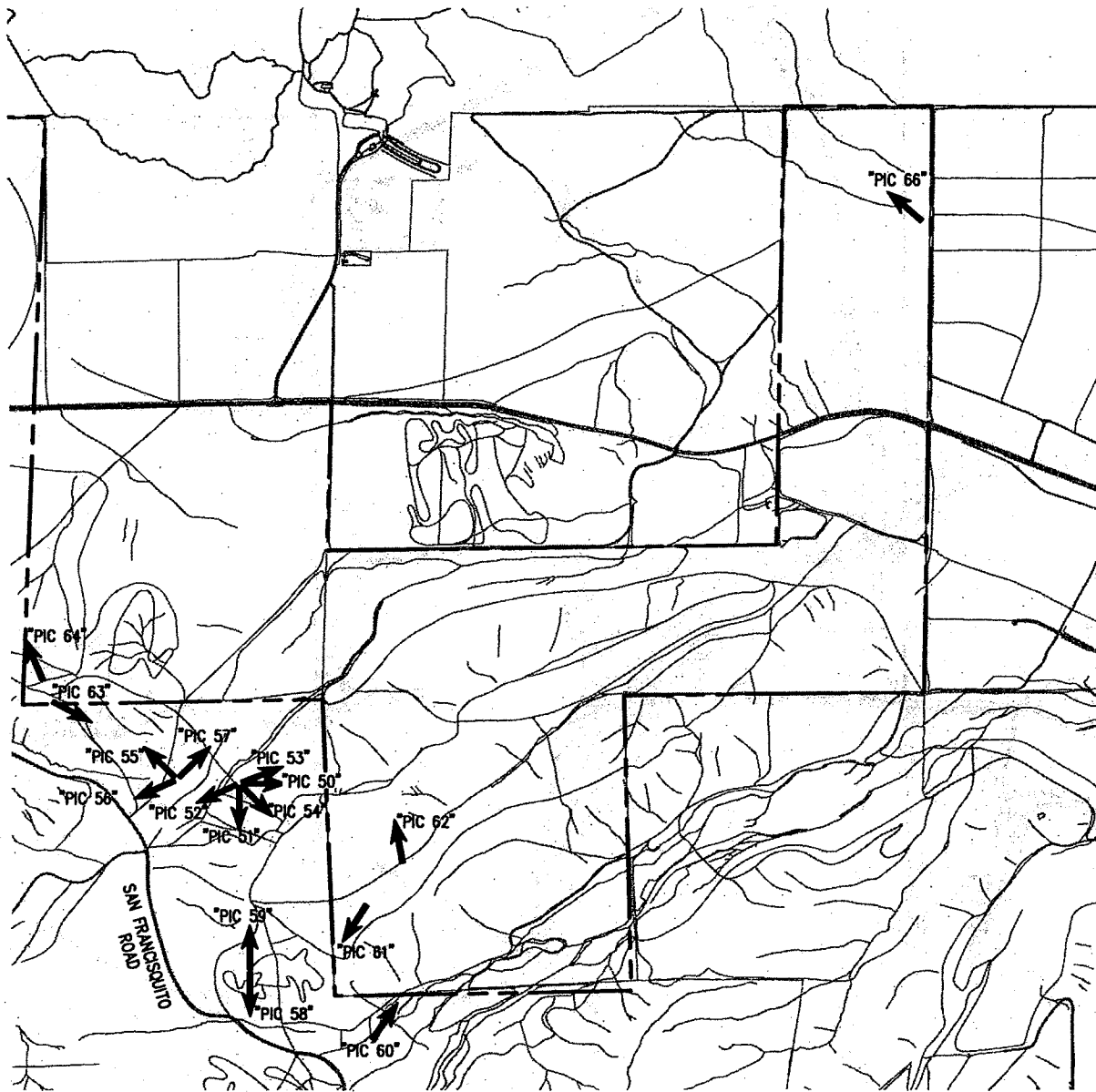
Photographs and Photo-Key Maps



SOUTHERN PROPERTY **PICTURE KEY MAP**

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		Date: 07-28-10
Engineering • Planning • Surveying		Scale: 1"=1500'
420 EXCHANGE, SUITE 100	IRVINE, CA 92602	714-665-4500
		Sheet 2 of 3 Sheets

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 Last Opened: Aug 03, 2010 - 7:50pm by: AWillrodt



SOUTH-EASTERN PROPERTY **PICTURE KEY MAP**



Hall & Foreman, Inc.

Engineering • Planning • Surveying

420 EXCHANGE, SUITE 100

IRVINE, CA 92602

714-665-4500

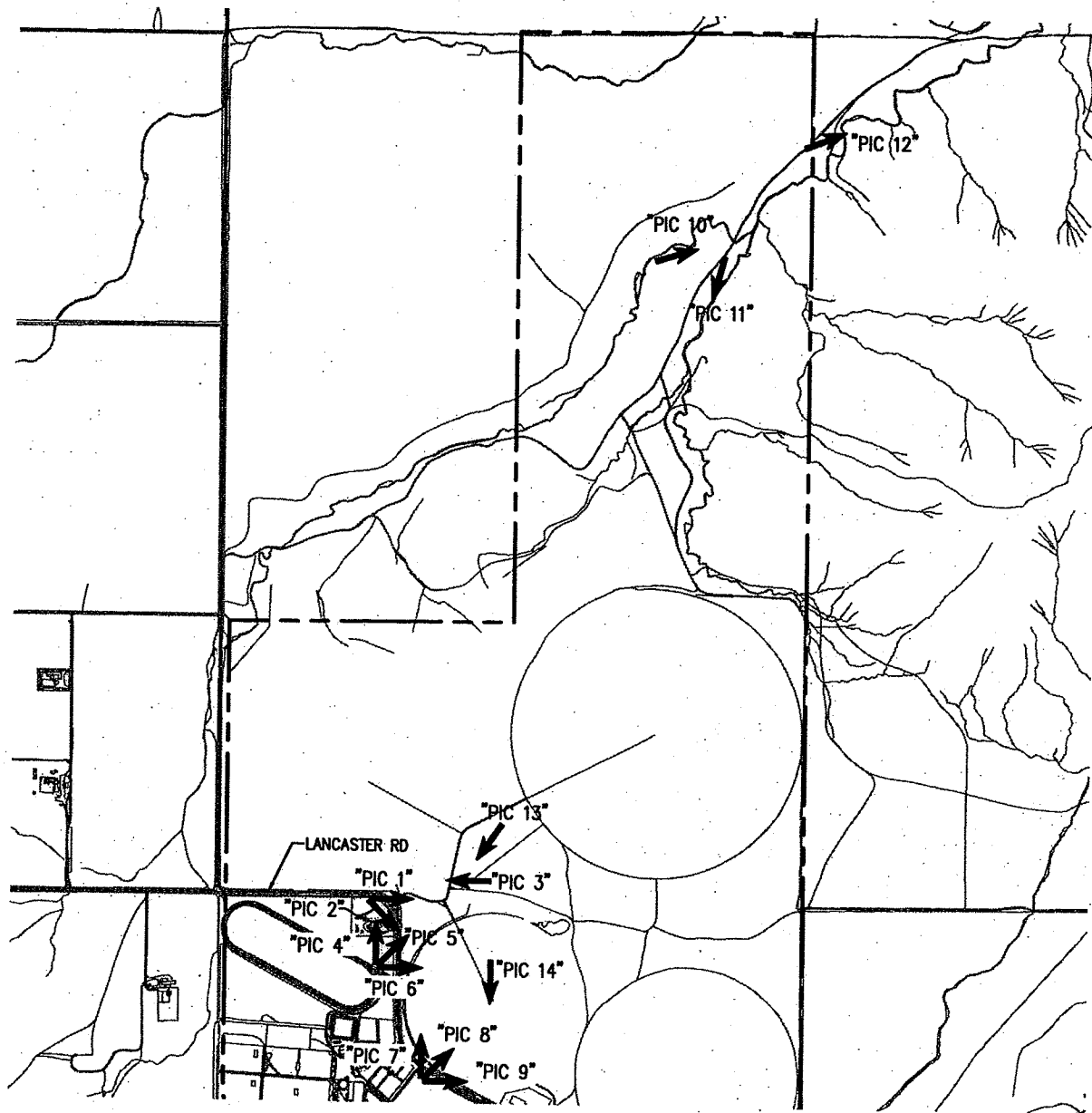
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Sheet 3 of
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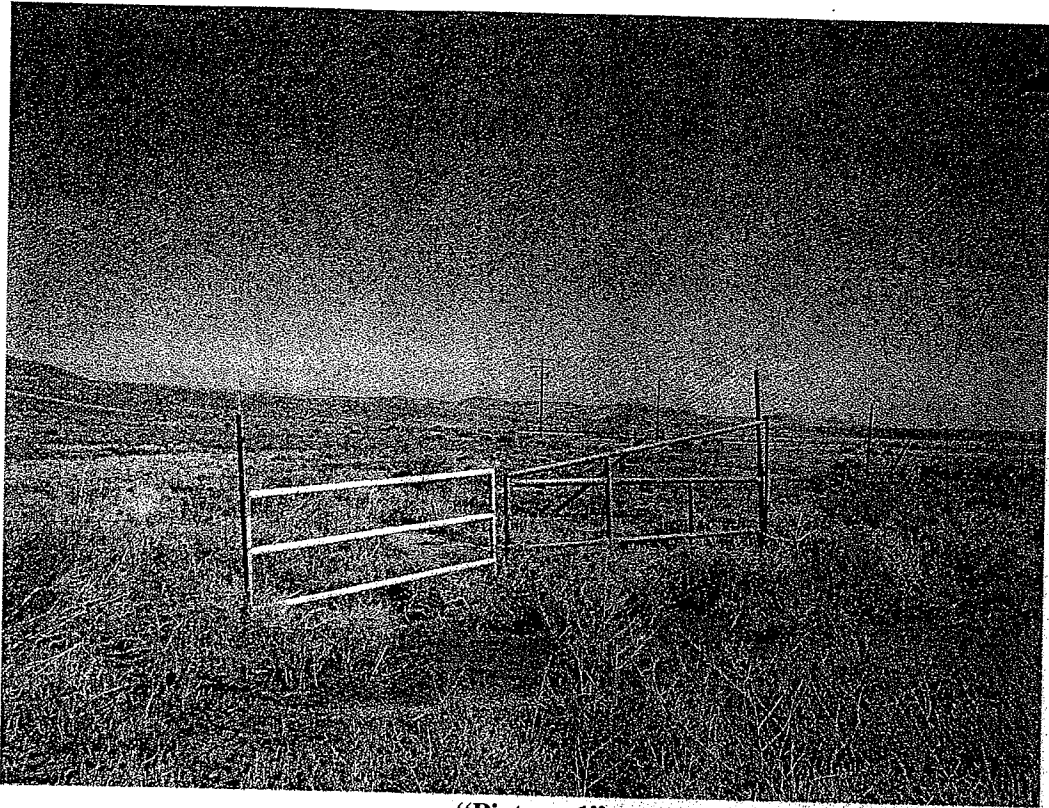
NORTHERN PROPERTY **PICTURE KEY MAP**

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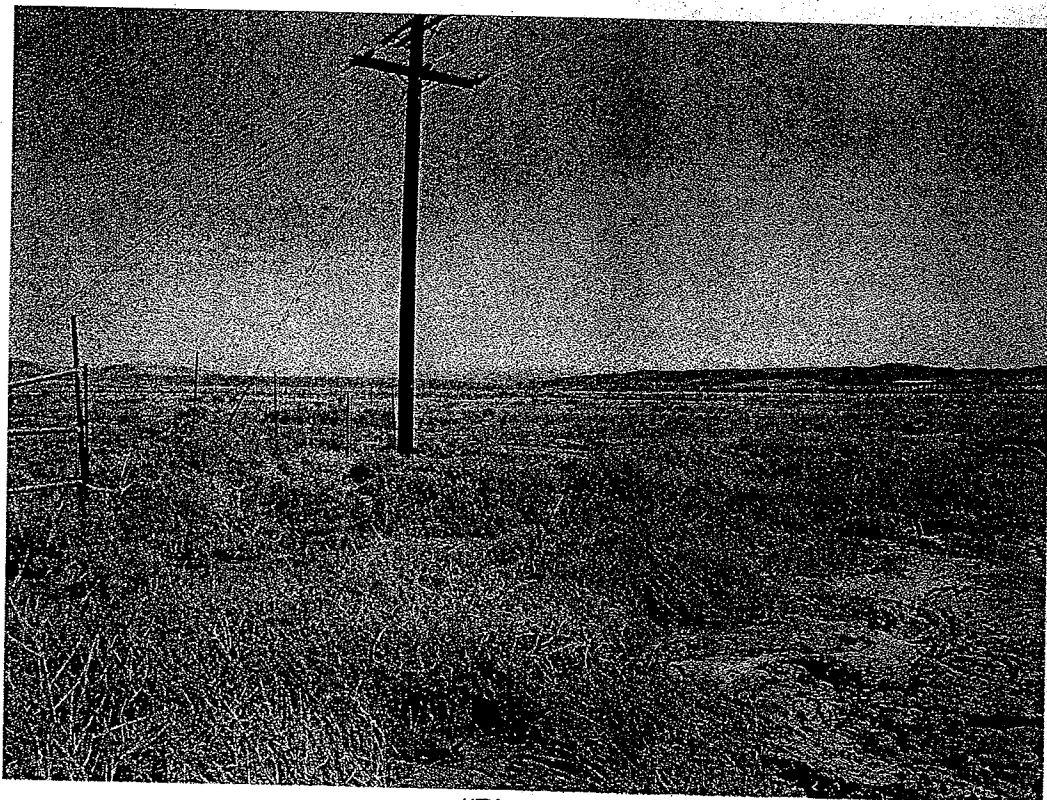
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NOTICE OF PROCEEDINGS
FOR THE YEAR 1994

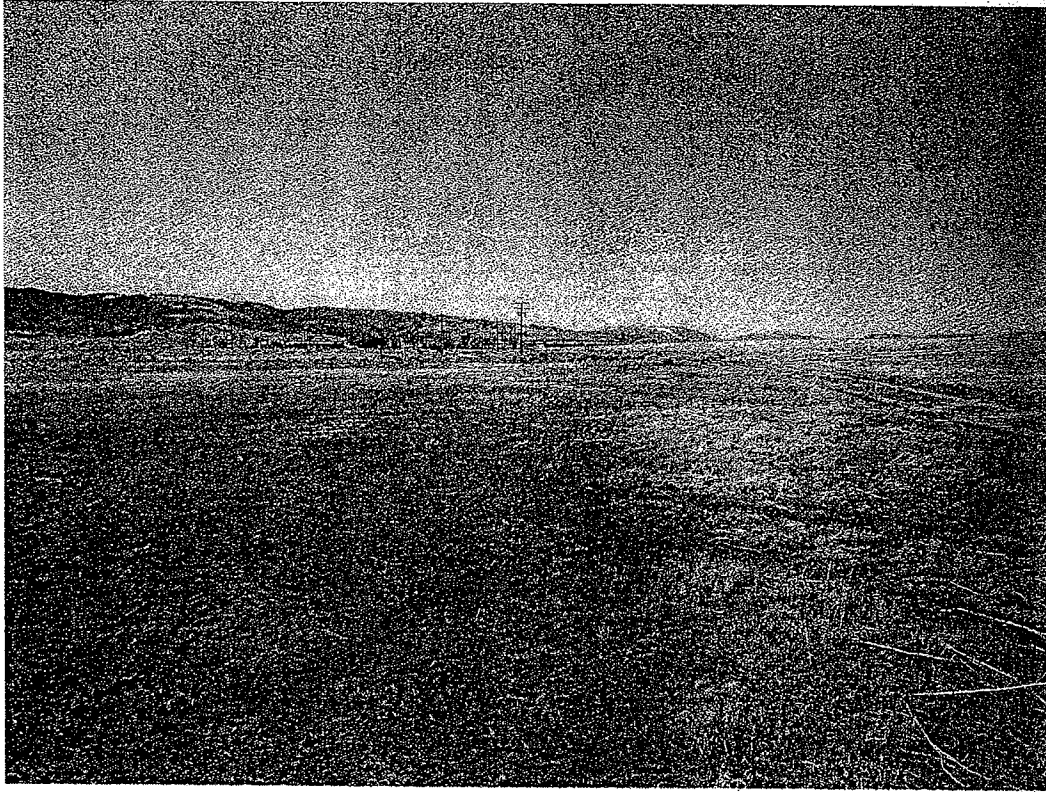
THE BOARD OF DIRECTORS OF THE
AMERICAN OVERSIGHT BOARD
OF THE AMERICAN OVERSIGHT BOARD
OF THE AMERICAN OVERSIGHT BOARD



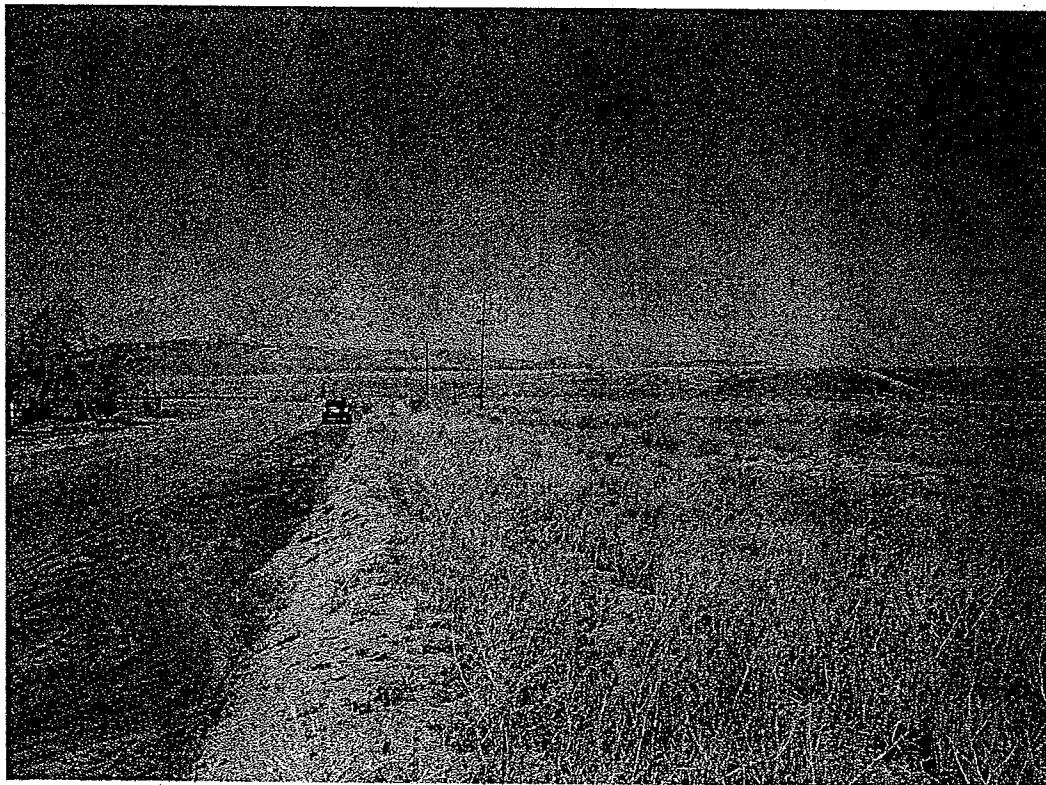
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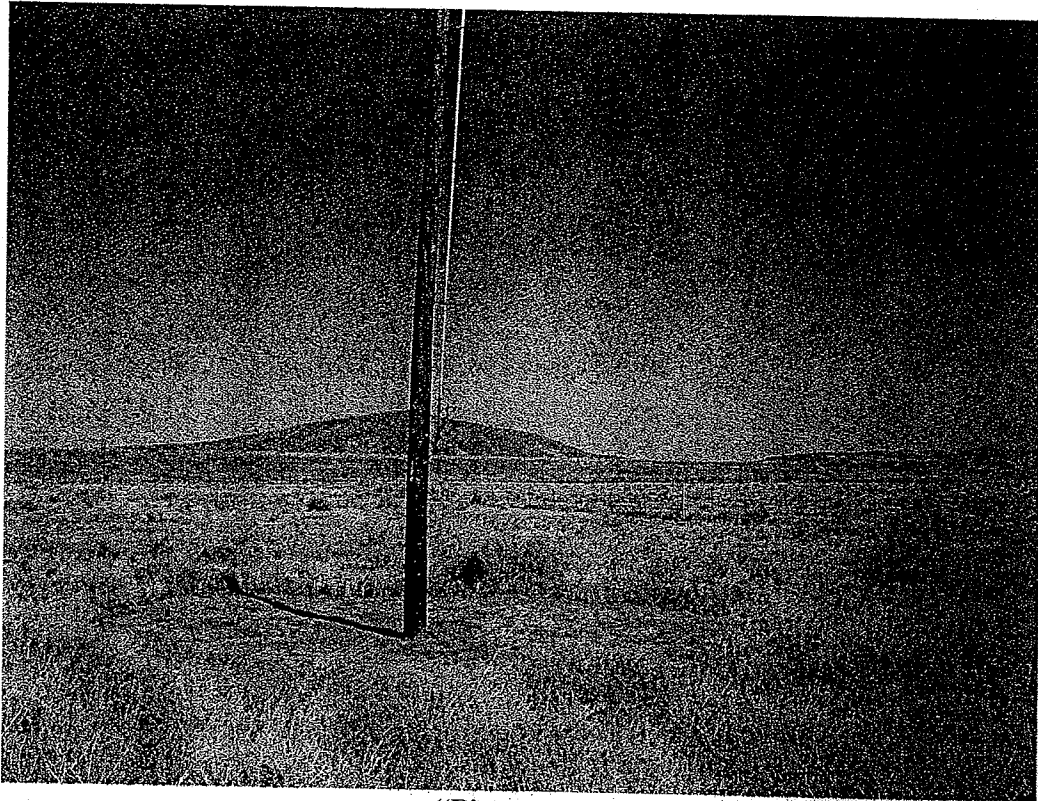
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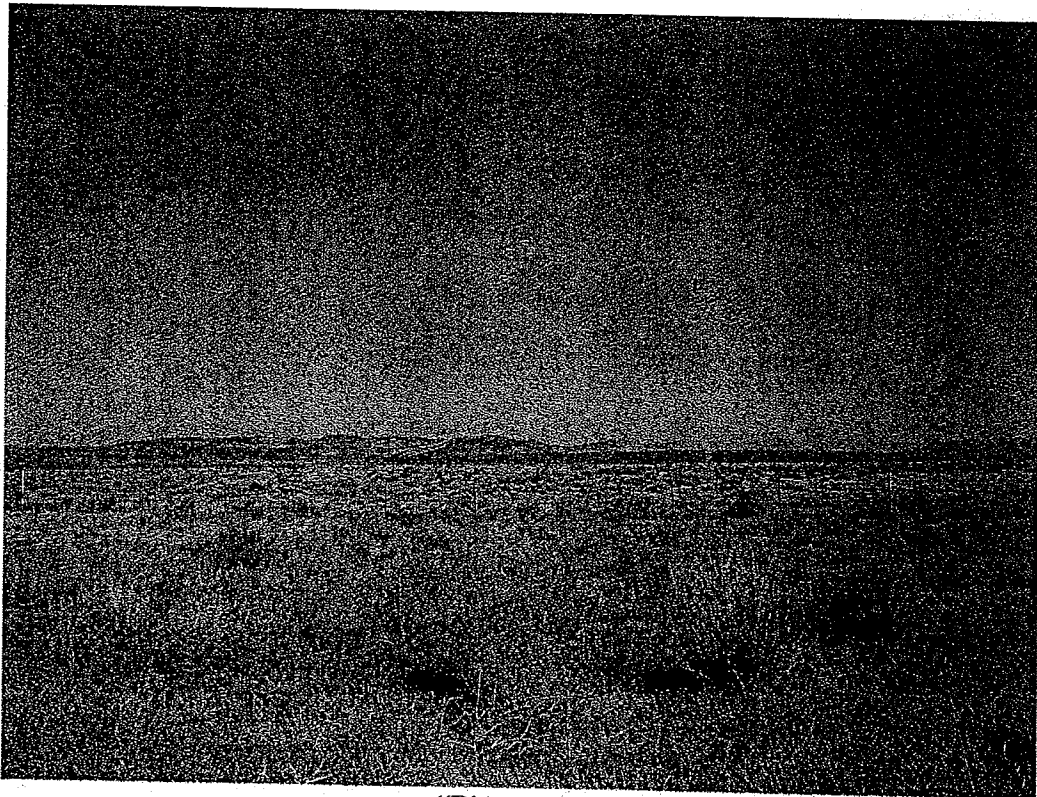
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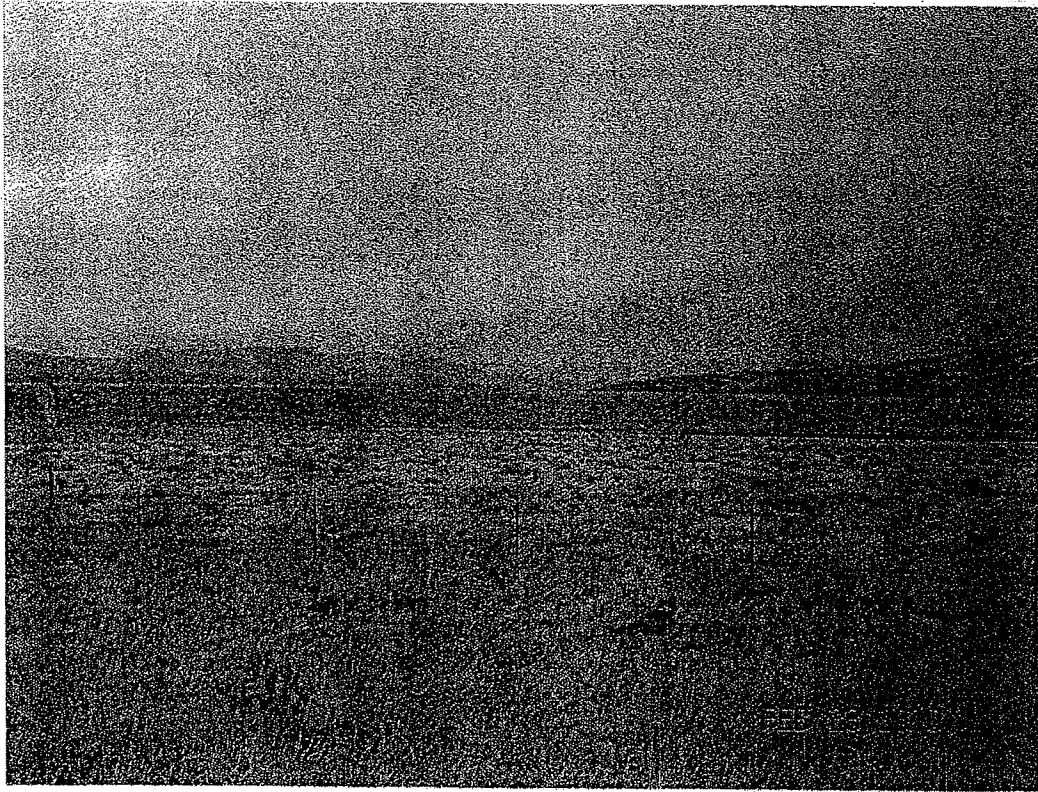
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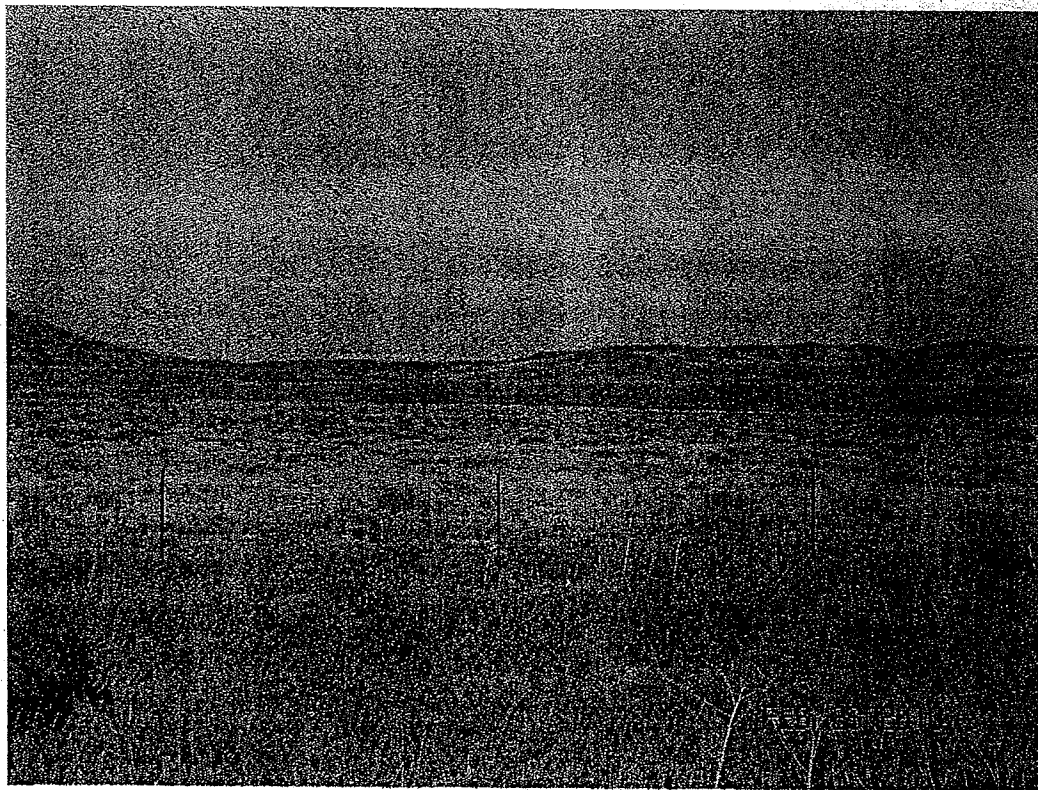
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"Picture 6"



"Picture 7"



"Picture 8"



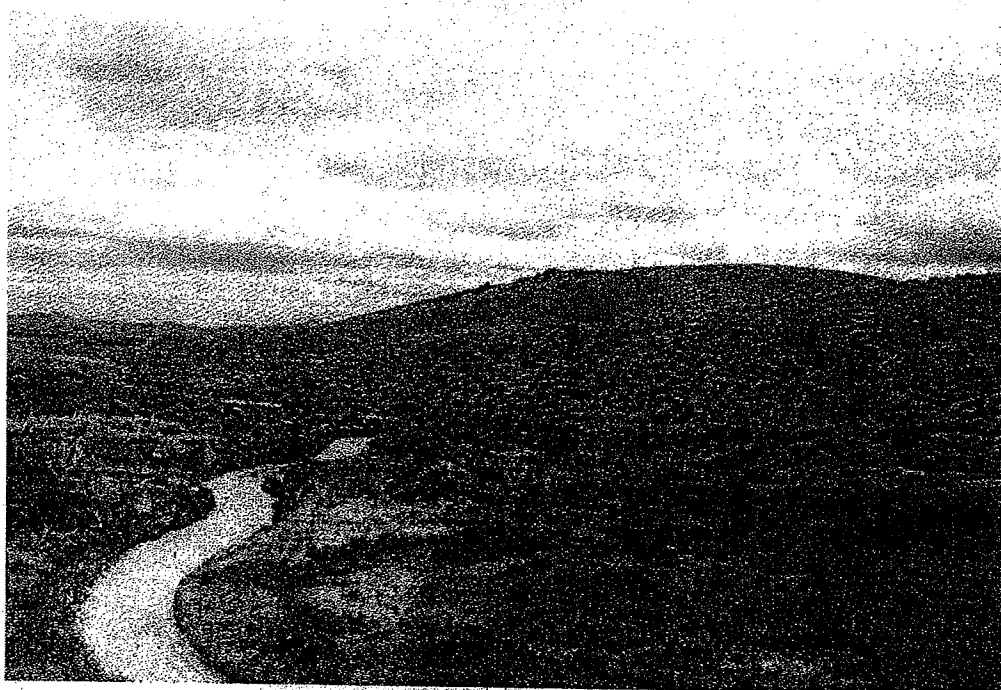
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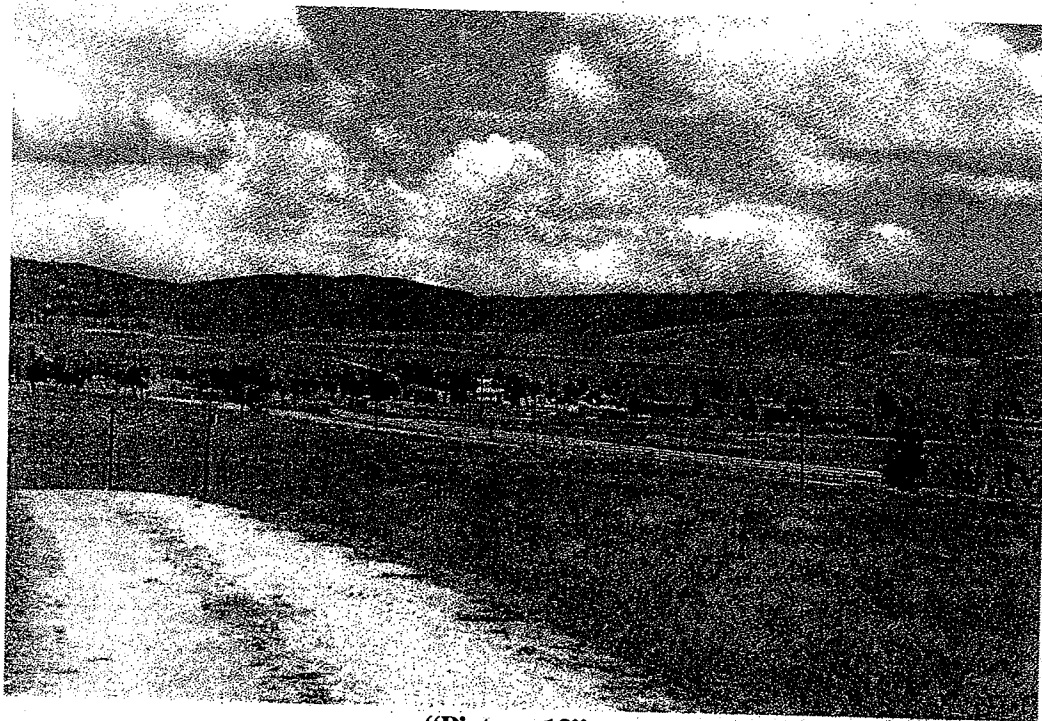
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“Picture 11”



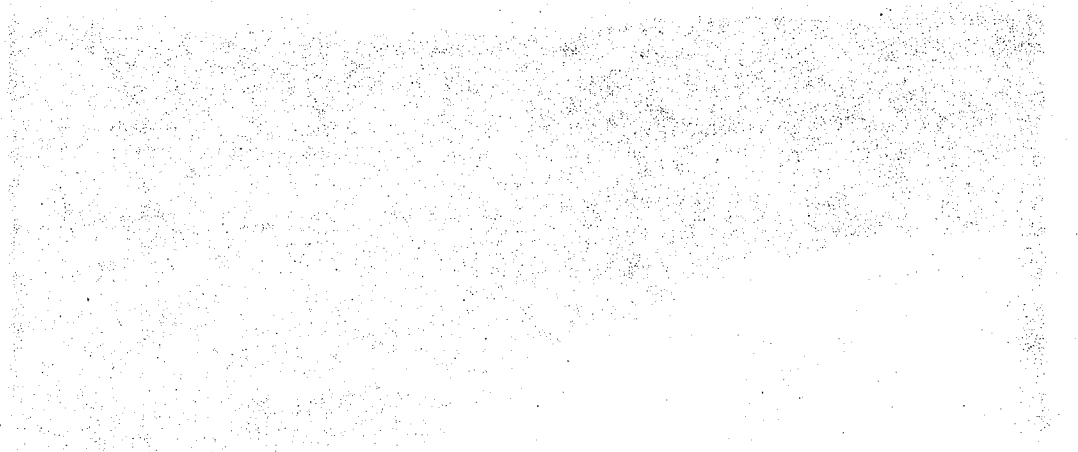
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"Picture 13"



"Picture 14"

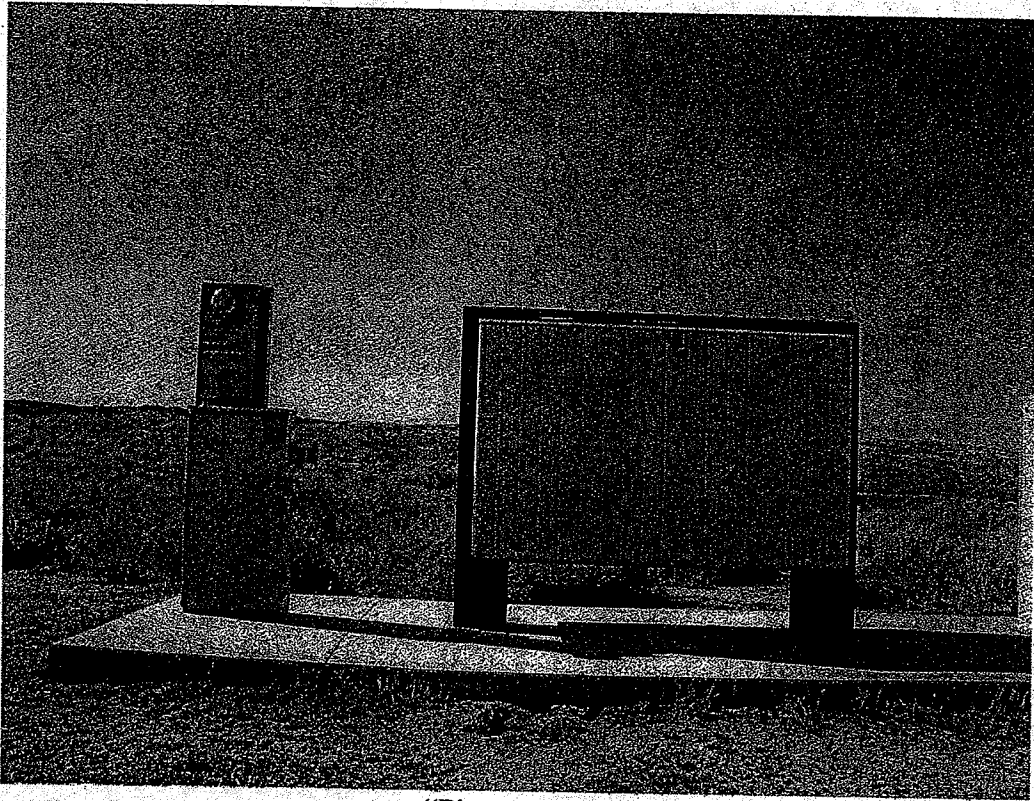


Wildflower Wind Farm #2

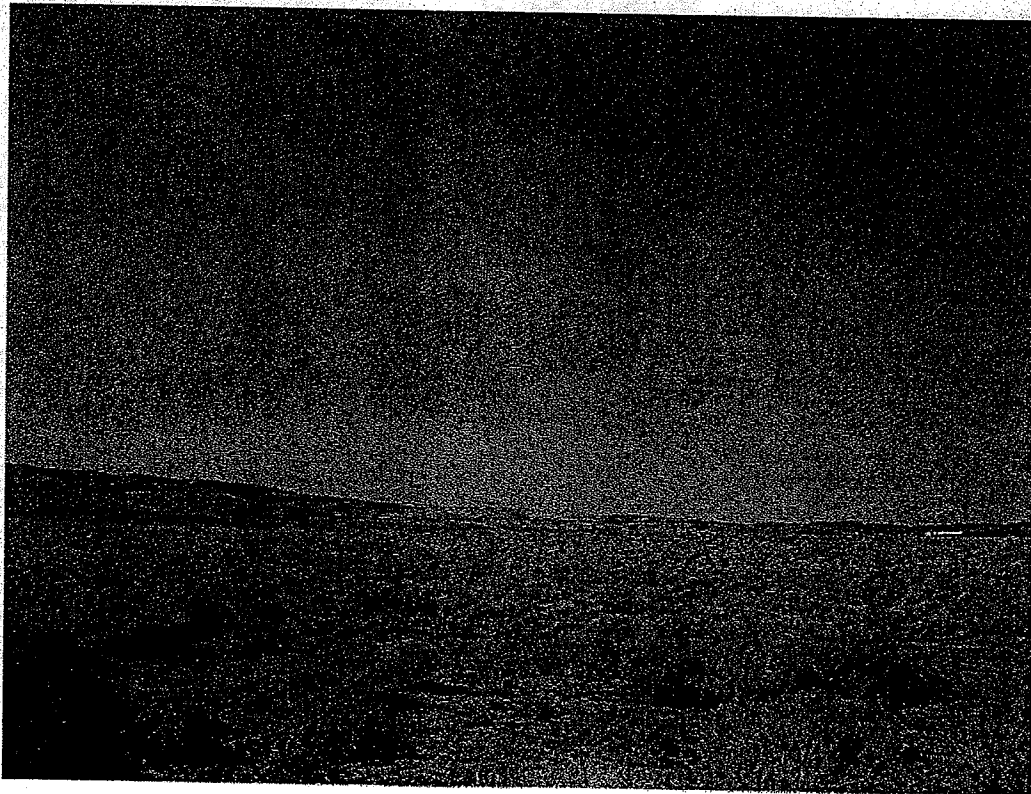
Picture Key Map

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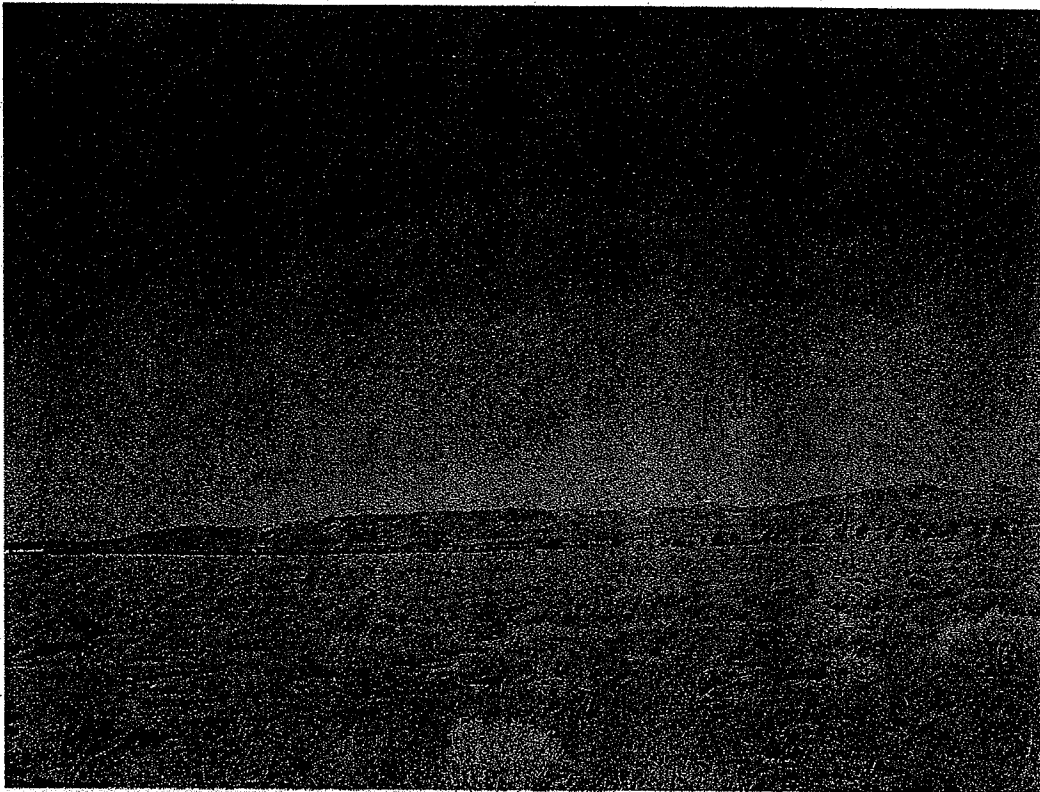
1946-1947



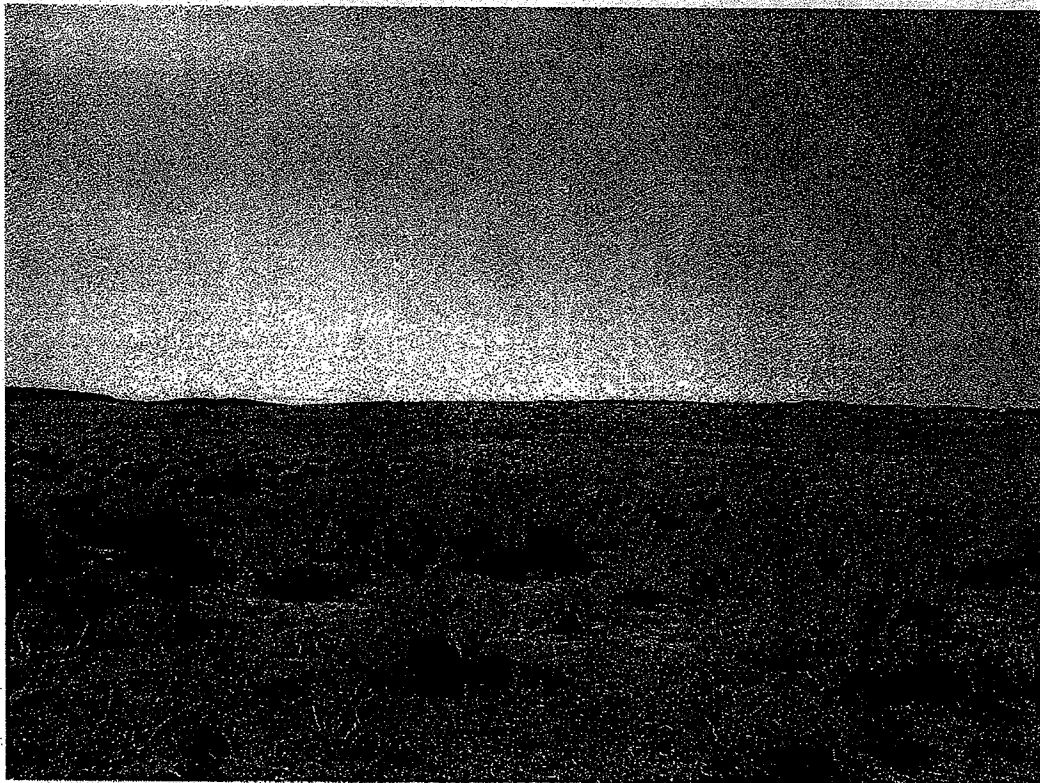
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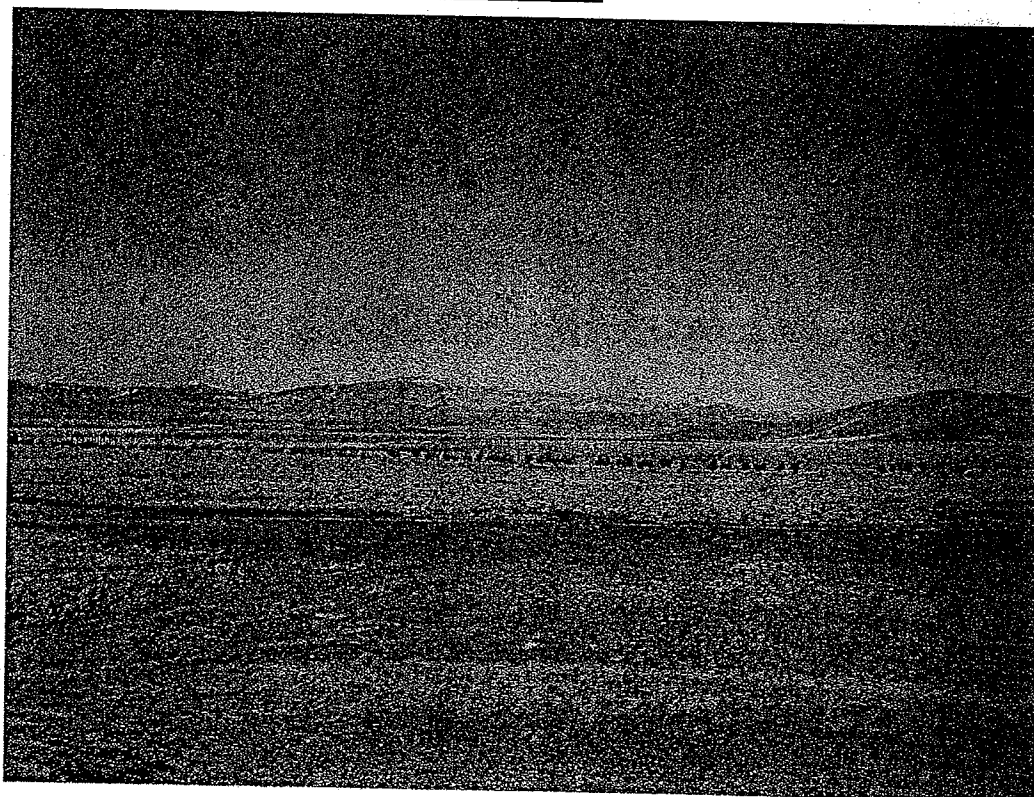
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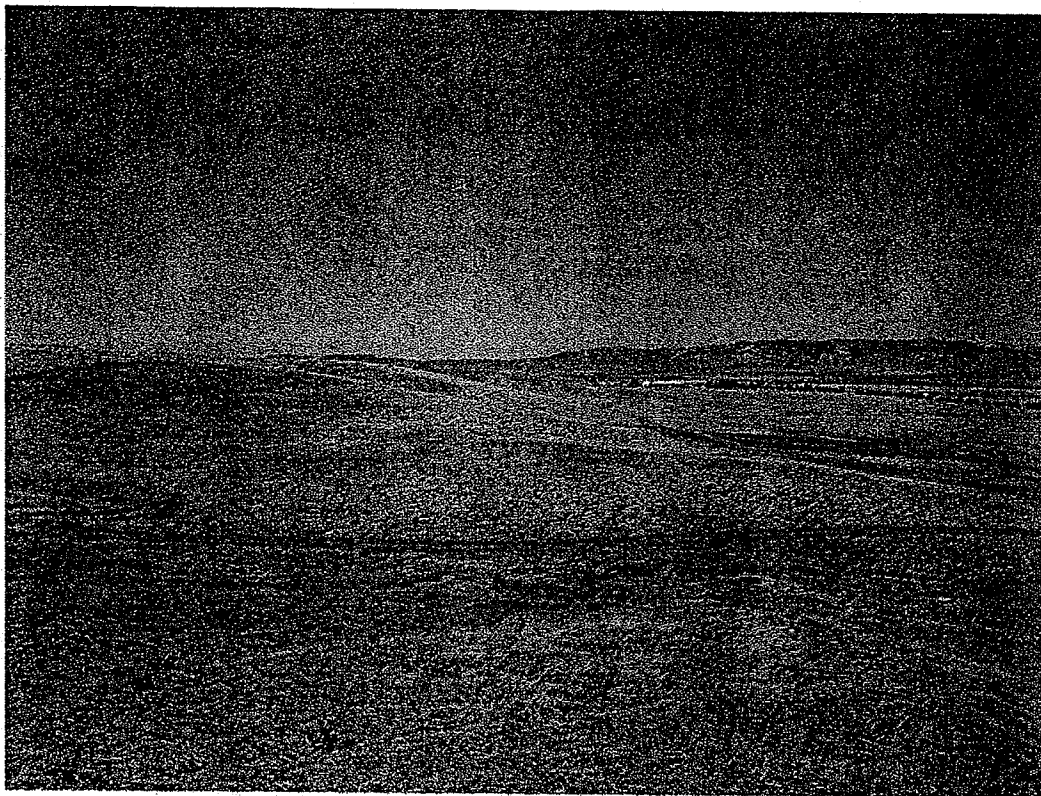
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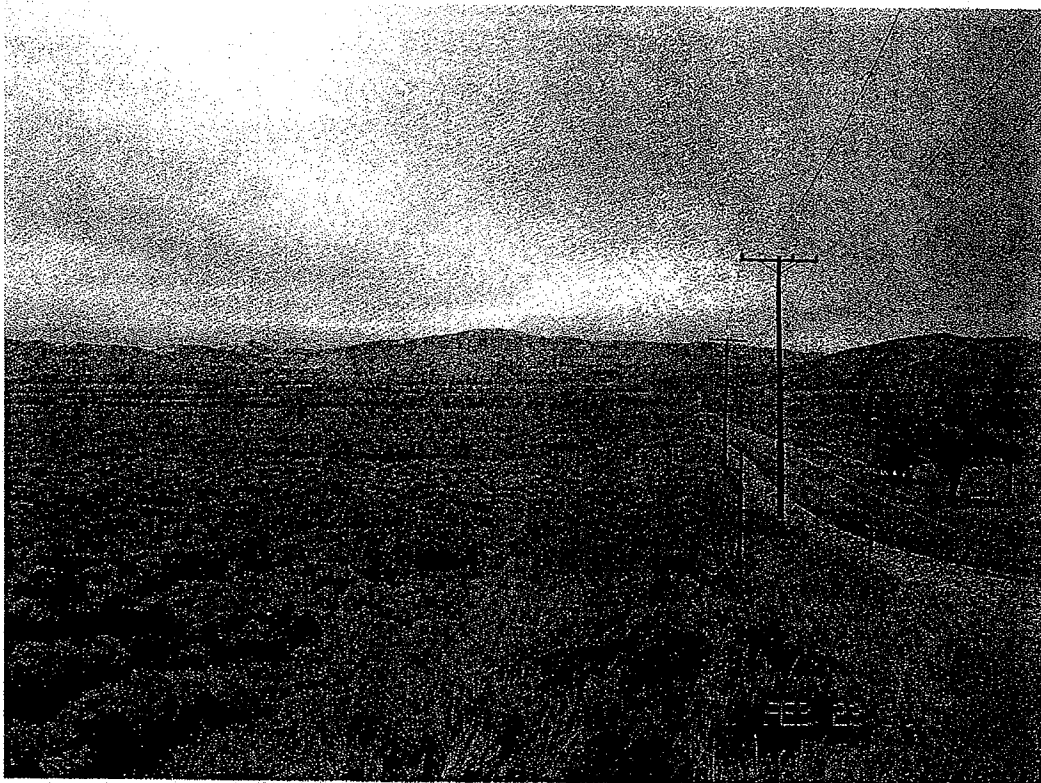
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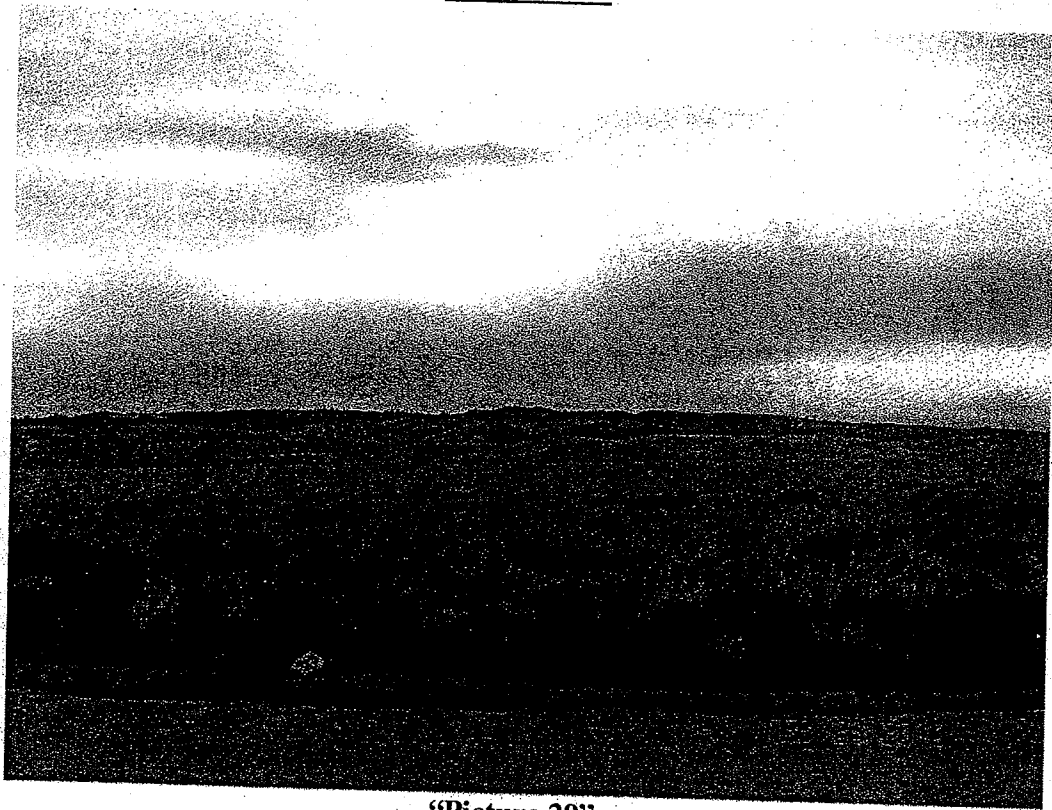
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"Picture 27"



"Picture 28"



"Picture 29"



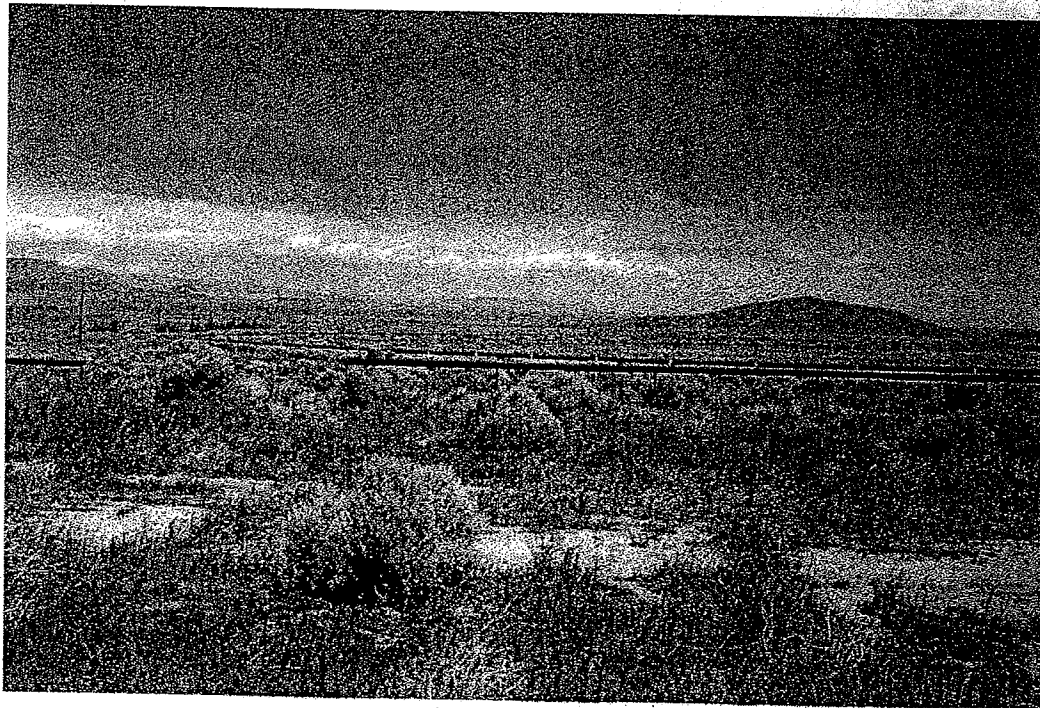
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"Picture 31"



“Picture 32”



“Picture 34”



“Picture 35”



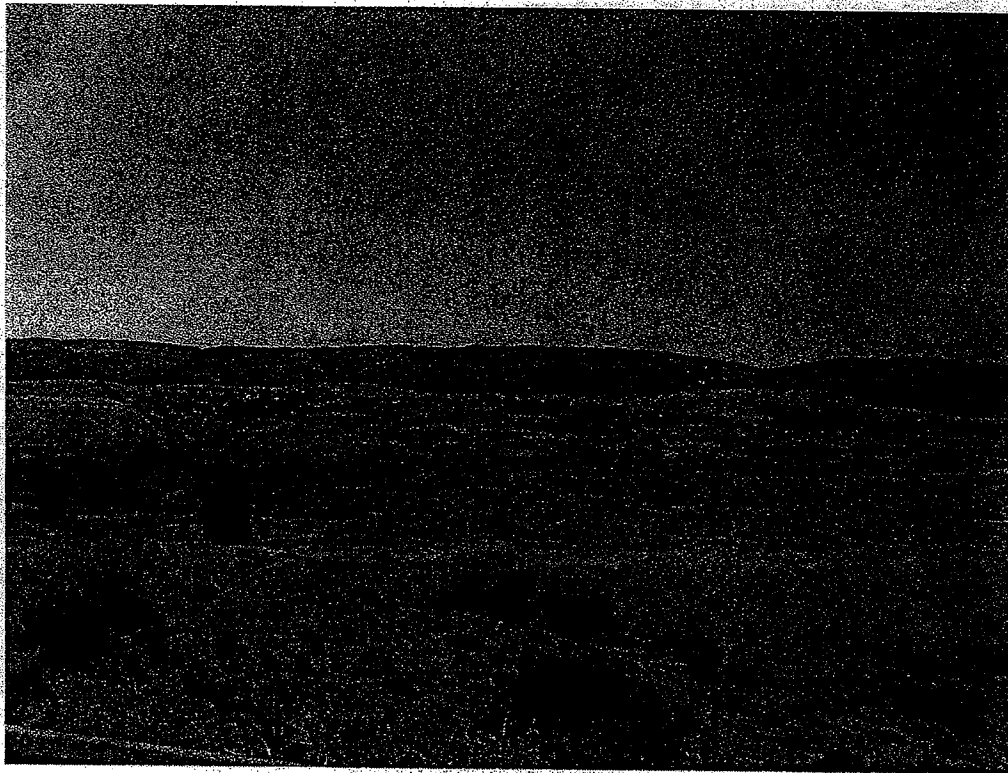
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"Picture 37"



"Picture 38"



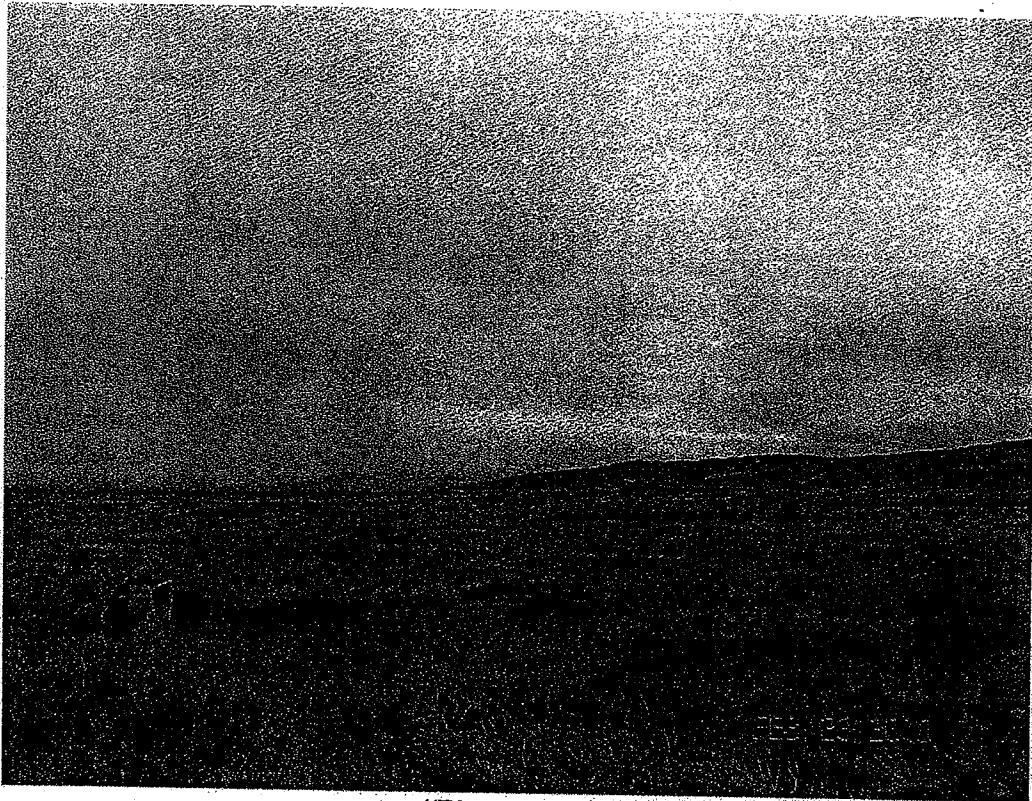
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Wildflower Wind Farm #3

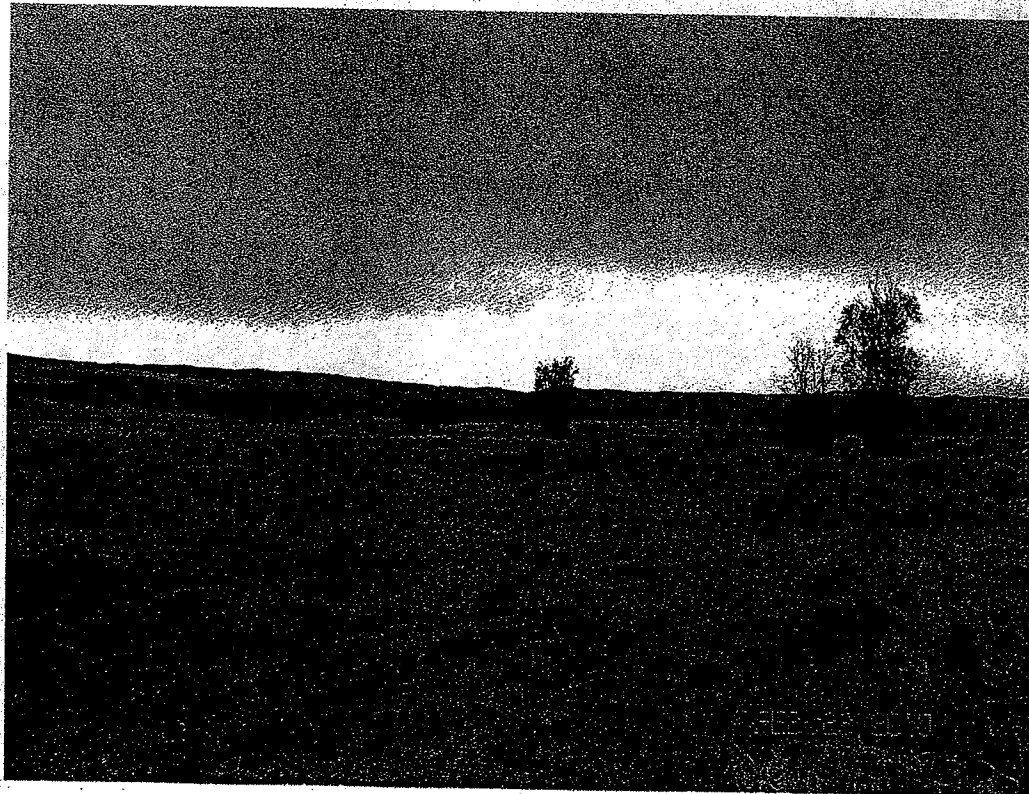
Picture Key Map

THE NATIONAL BUREAU OF STANDARDS

WASHINGTON, D. C. 20540



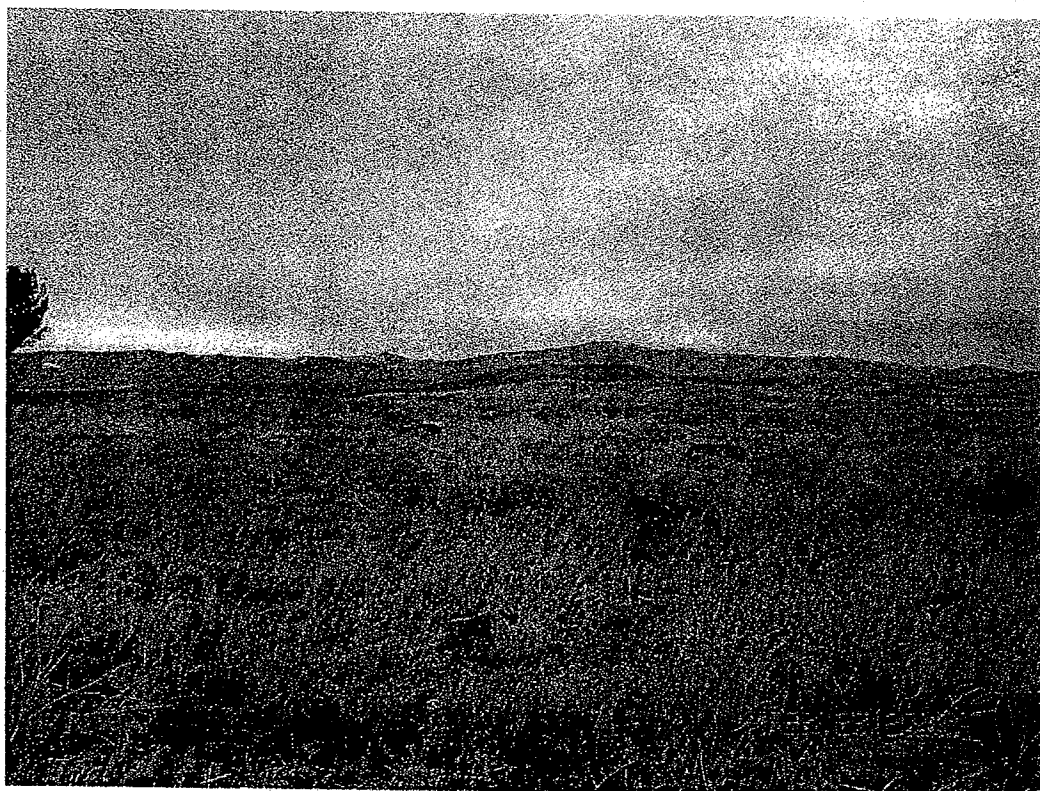
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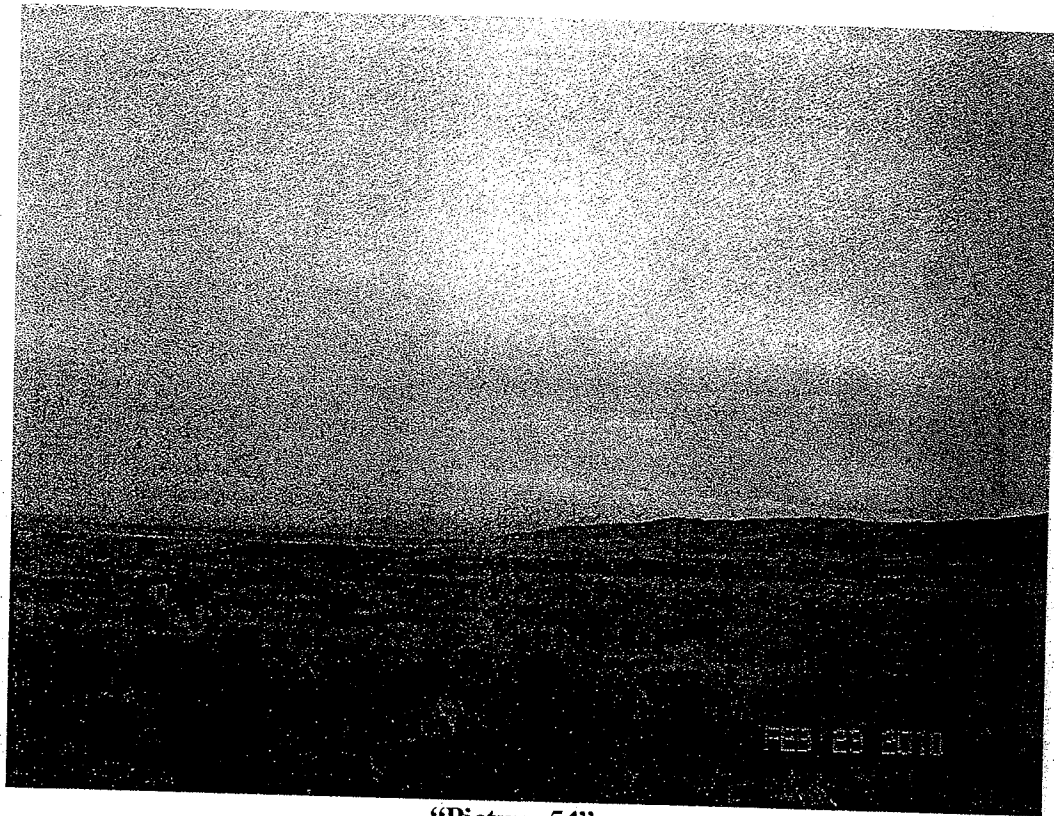
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"Picture 52"



"Picture 53"



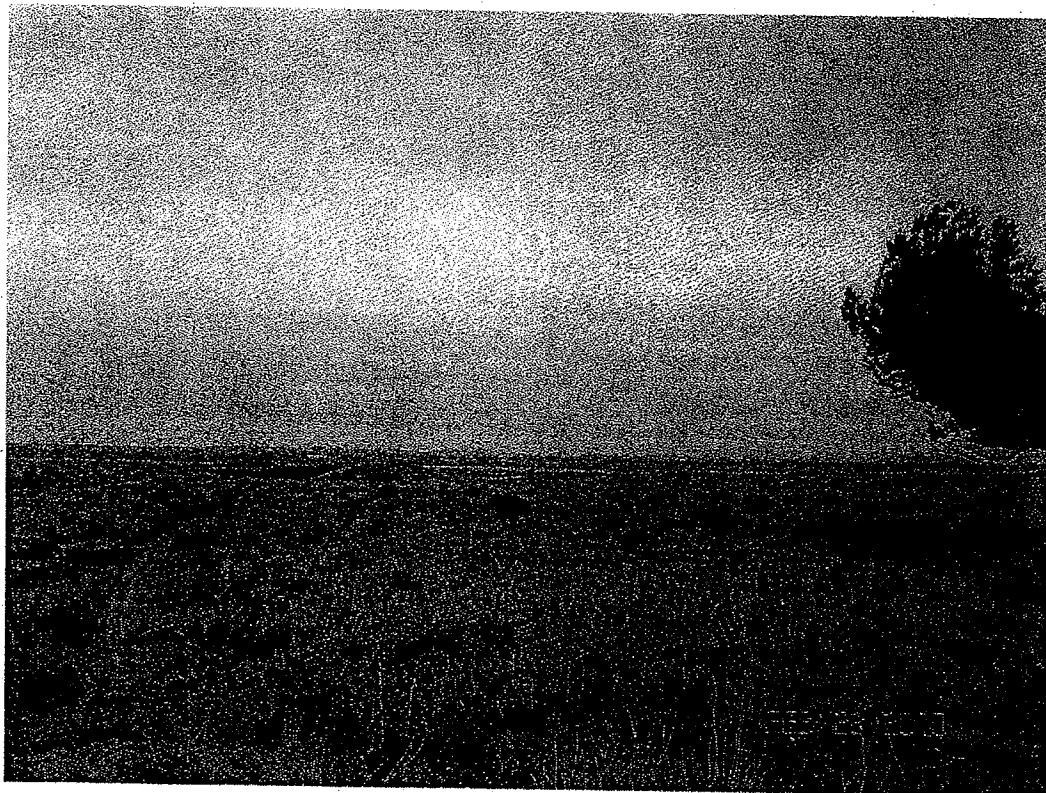
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"Picture 55"



"Picture 56"



"Pictures 57"



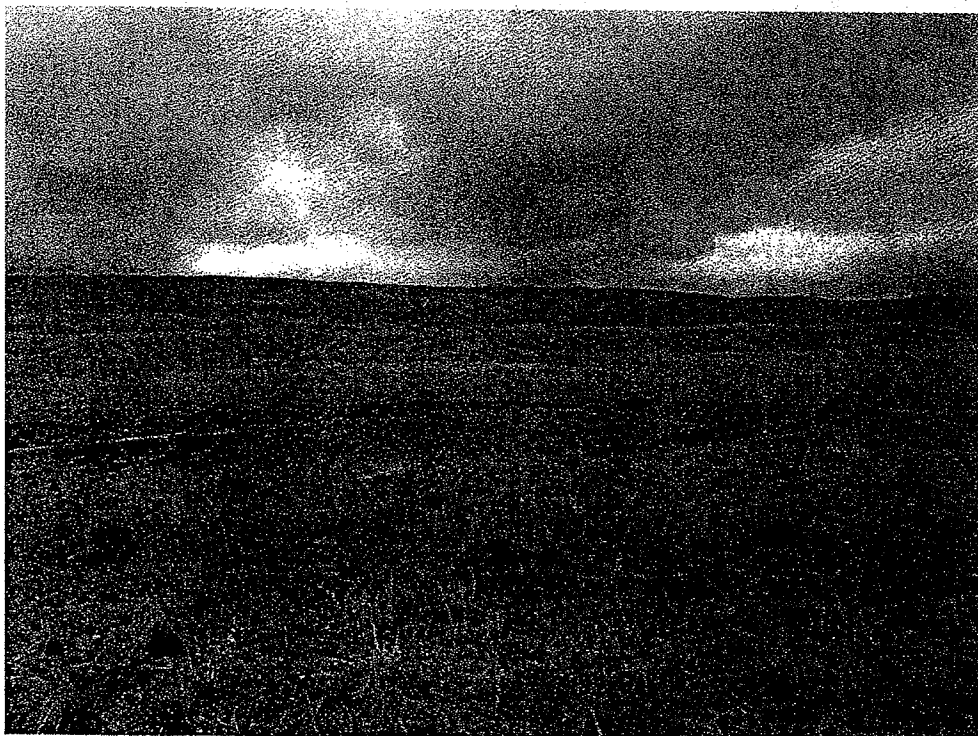
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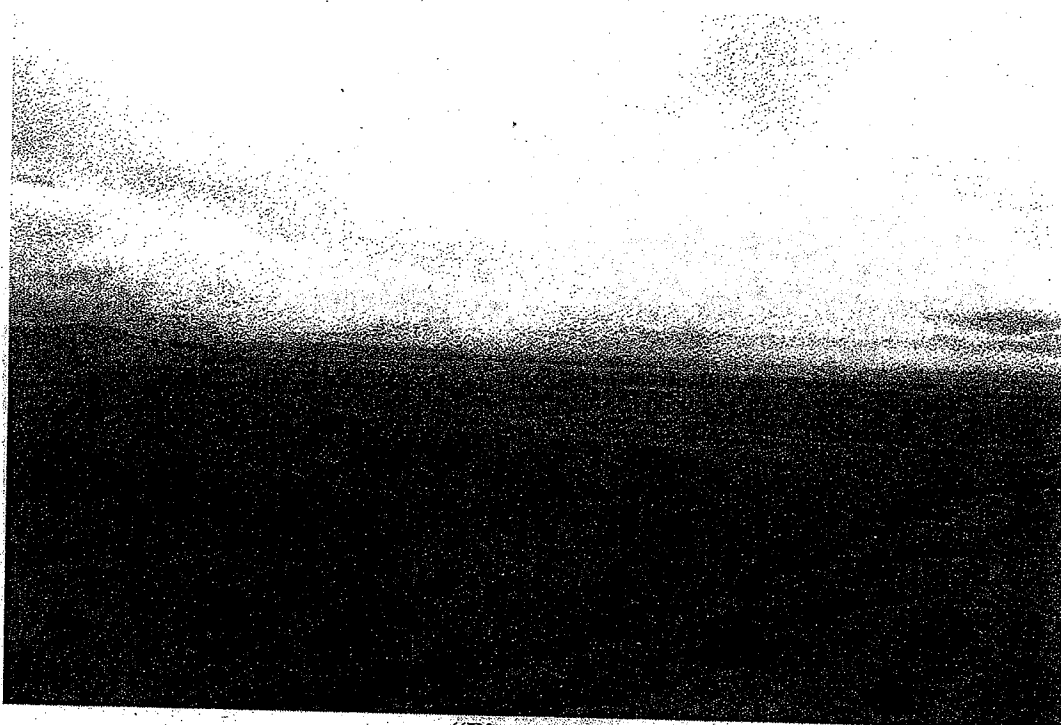
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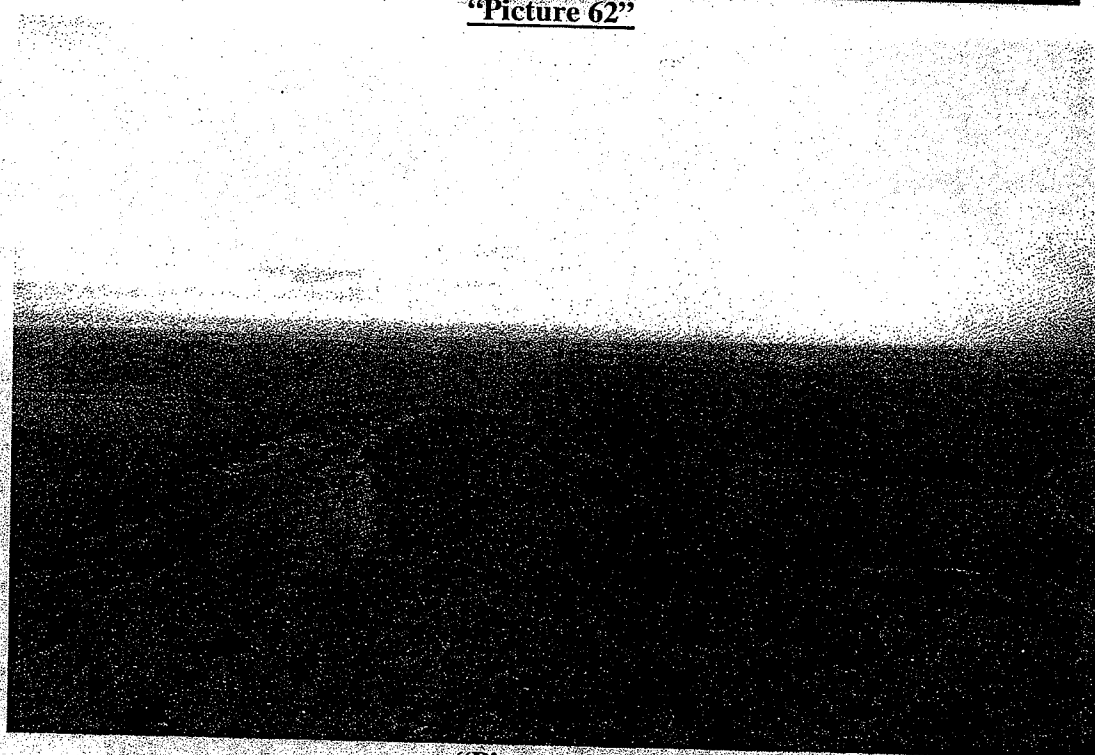
"Picture 60"



"Picture 61"



"Picture 62"



"Picture 63"



"Picture 64"



"Picture 66"

Wildflower Green Energy Farm Met Tower CUP

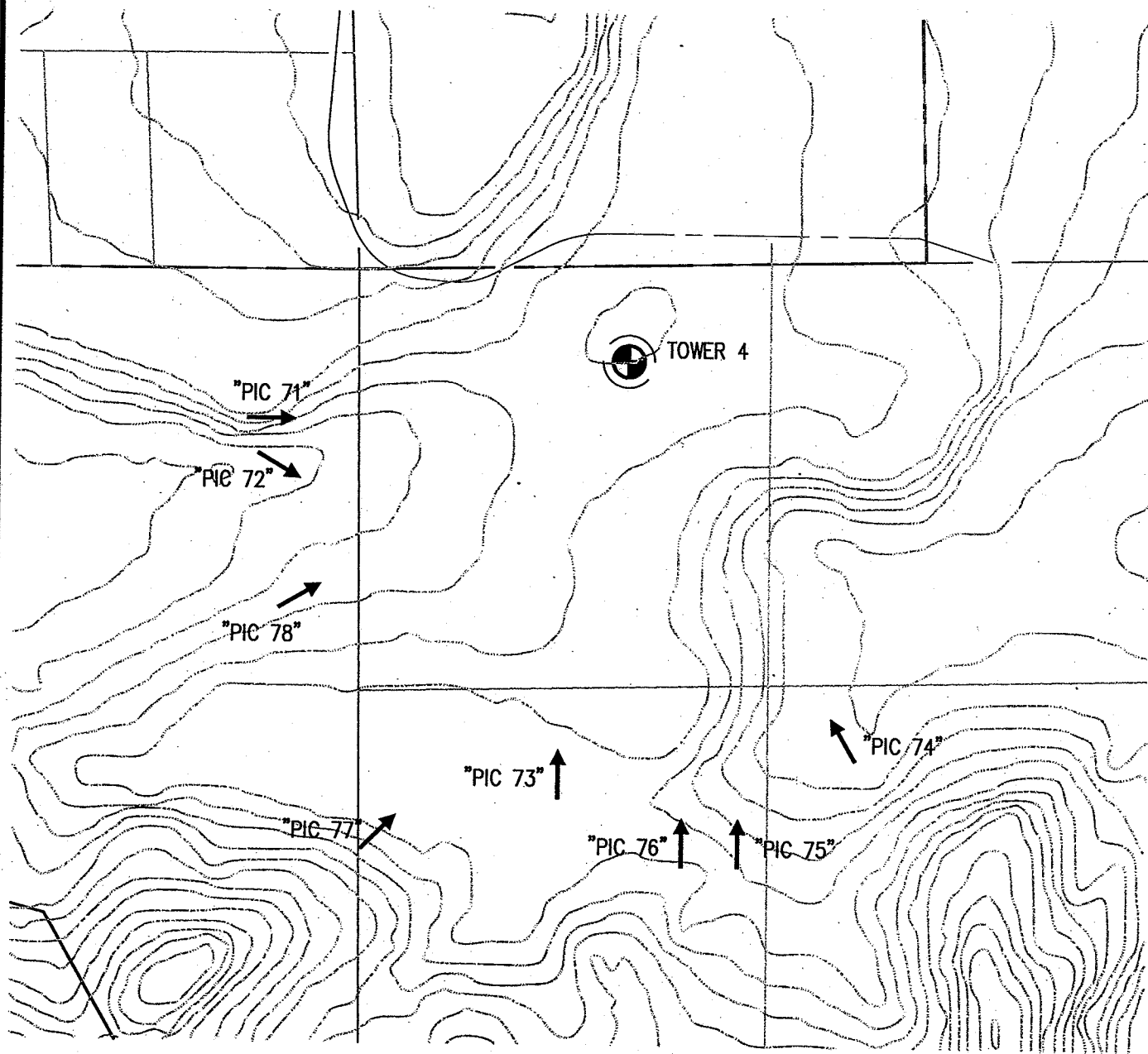
Key Map & Pictures for Met Tower # 4

1980-1981 Green Energy Plan

1980-1981

1980-1981

1980-1981



NORTHERN PROPERTY - TOWER #4
PICTURE KEY MAP



FUSCOE
 ENGINEERING

801 S. Grand Ave., Suite 1020
 Los Angeles, California 90017
 tel 213.542.4260 • fax 213.542.4263
 www.fuscoengineering.com

Job Number:	SS.100218
Date:	07-28-10
Scale:	1"=1500'
Sheet 3 of	3 Sheets

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1941



1941

1941

1941

1941

1941

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1941

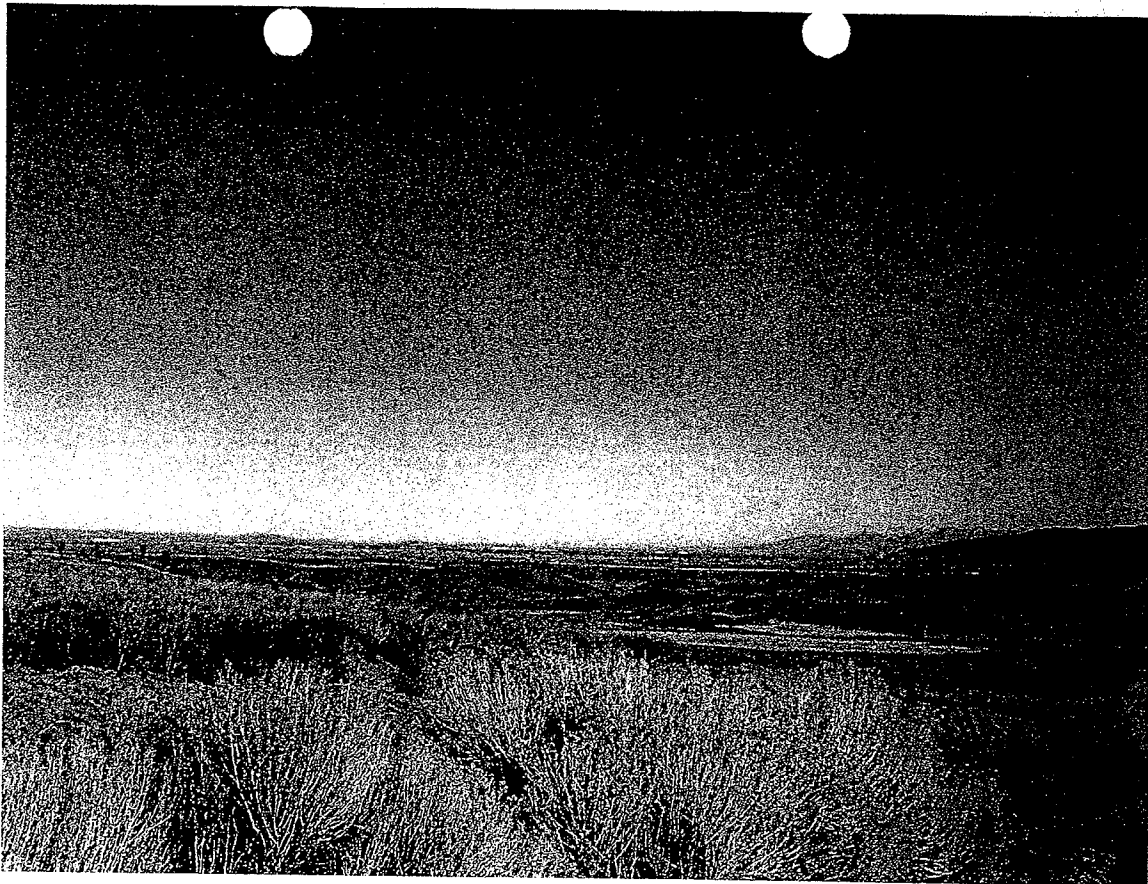
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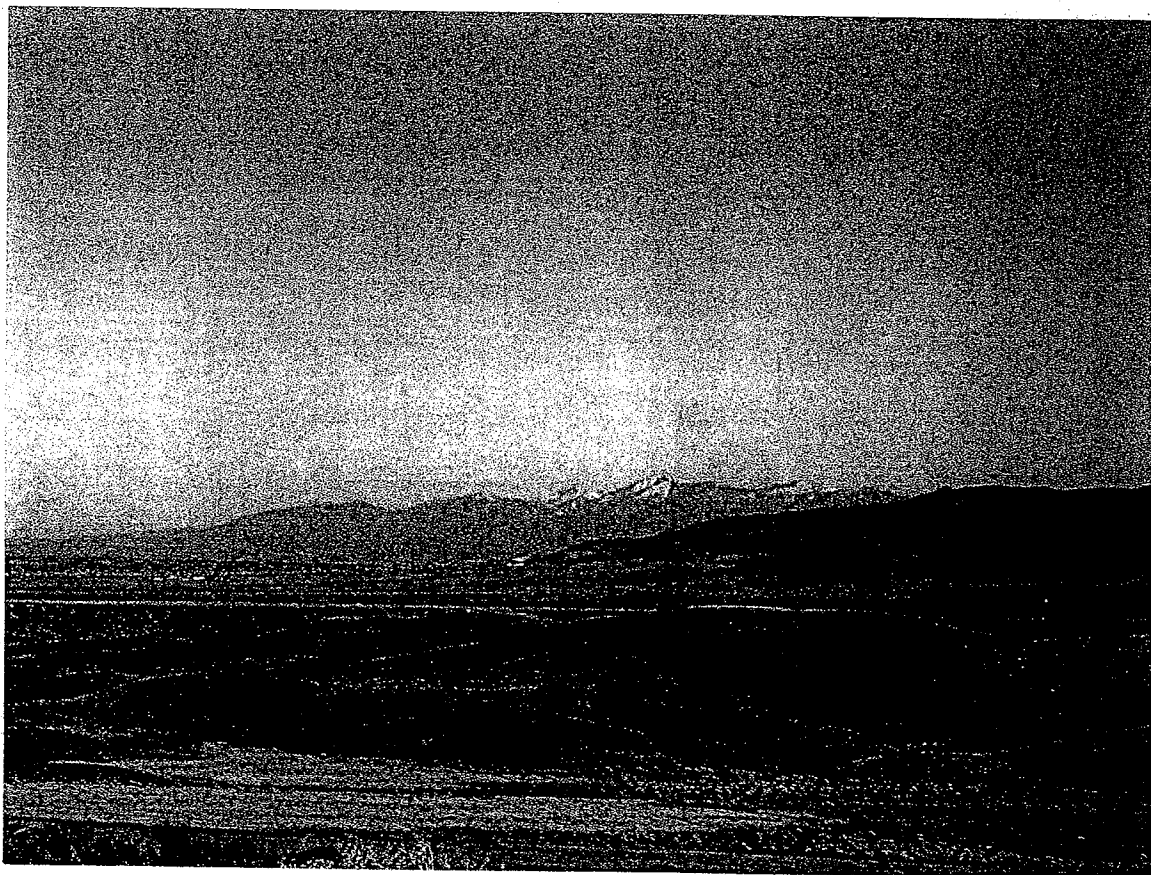
1941



1941



MET TOWER # 4 PICTURE # 71 - LOOKING EASTERLY



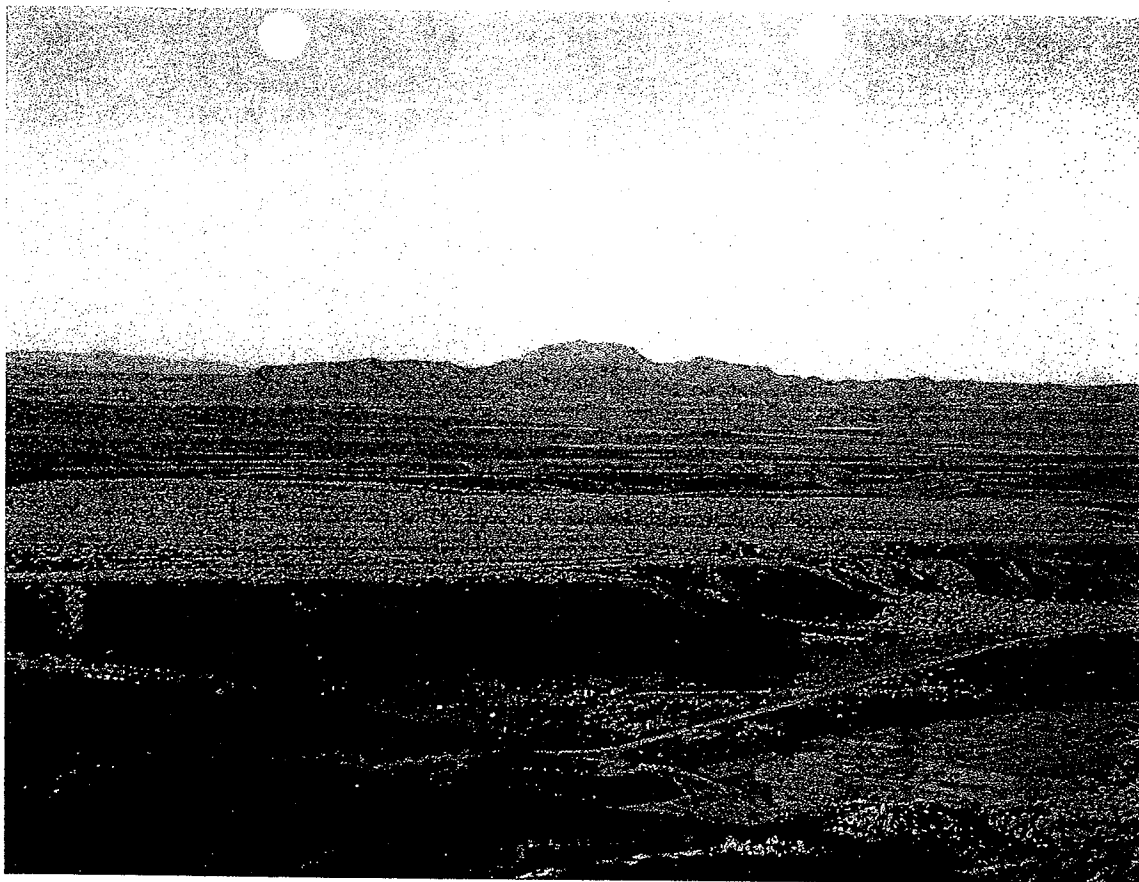
MET TOWER # 4 PICTURE # 72 - LOOKING SOUTHEASTERLY



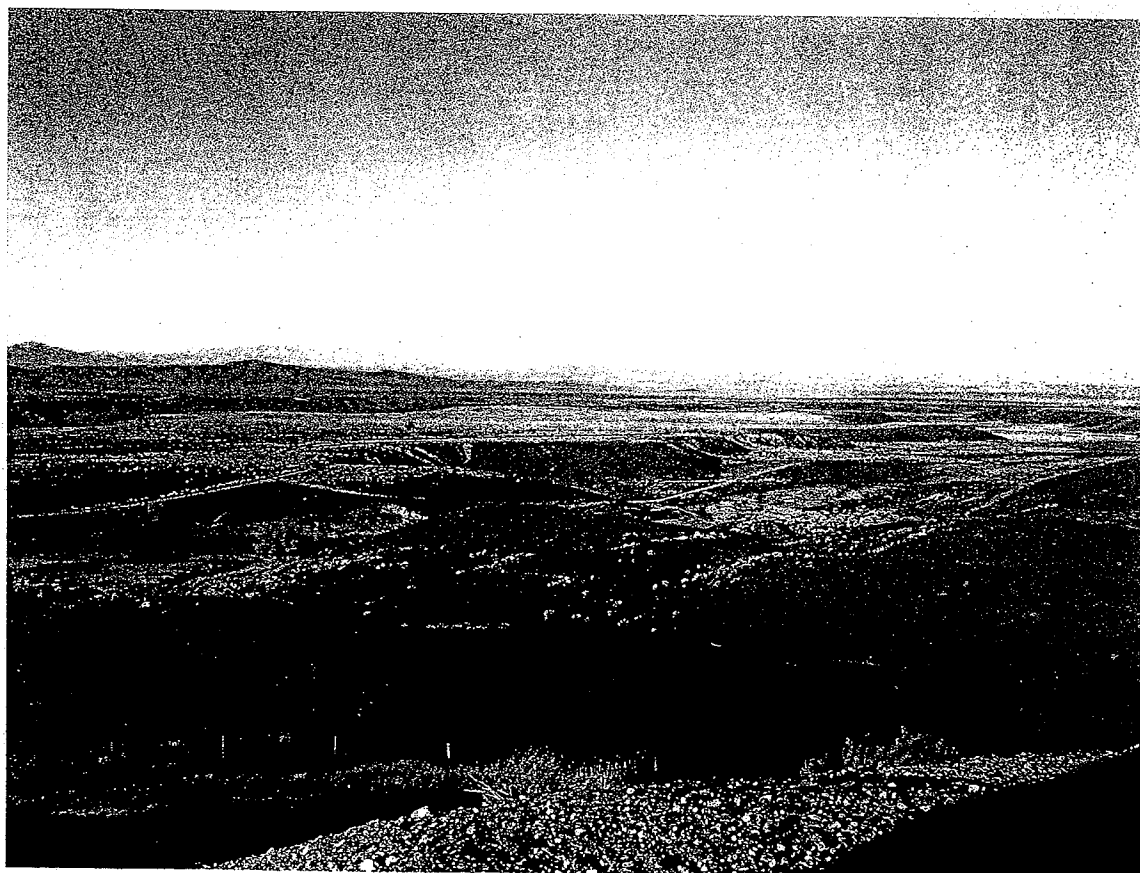
MET TOWER # 4 PICTURE # 73 - LOOKING NORTHERLY



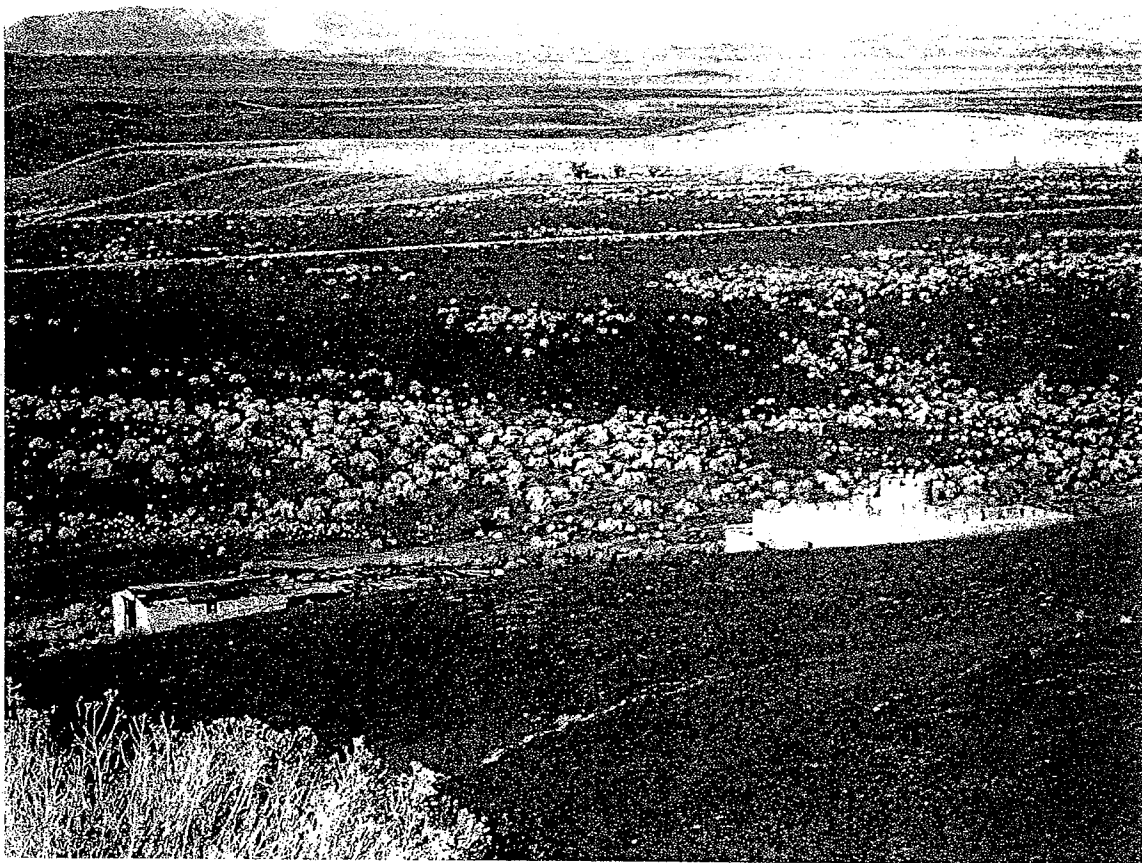
MET TOWER # 4 PICTURE # 74 - LOOKING NORTHWESTERLY



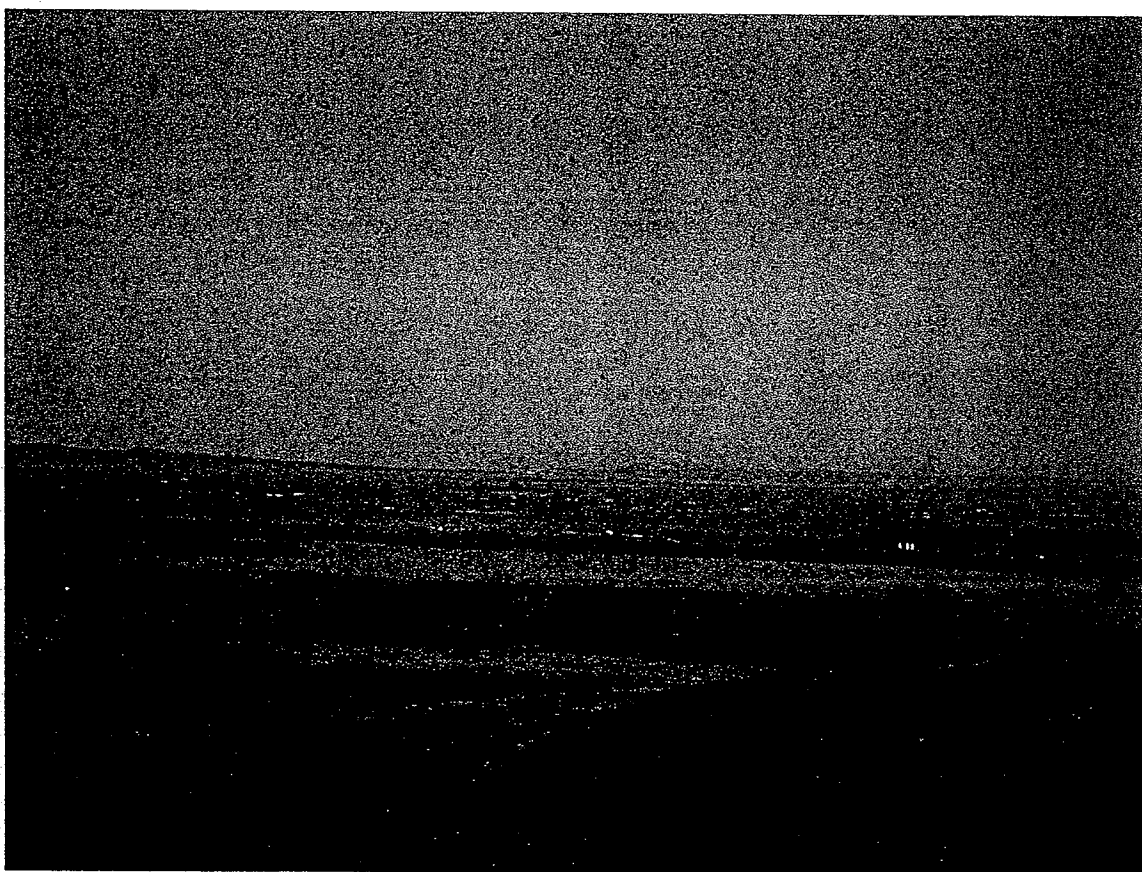
MET TOWER # 4 PICTURE # 75 - LOOKING NORTHERLY



MET TOWER # 4 PICTURE # 76 - LOOKING NORTHERLY



MET TOWER # 4 PICTURE # 77 - LOOKING NORTHEASTERLY



MET TOWER # 4 PICTURE # 78 - LOOKING NORTHERLY

Wildflower Green Energy Farm Met Tower CUP

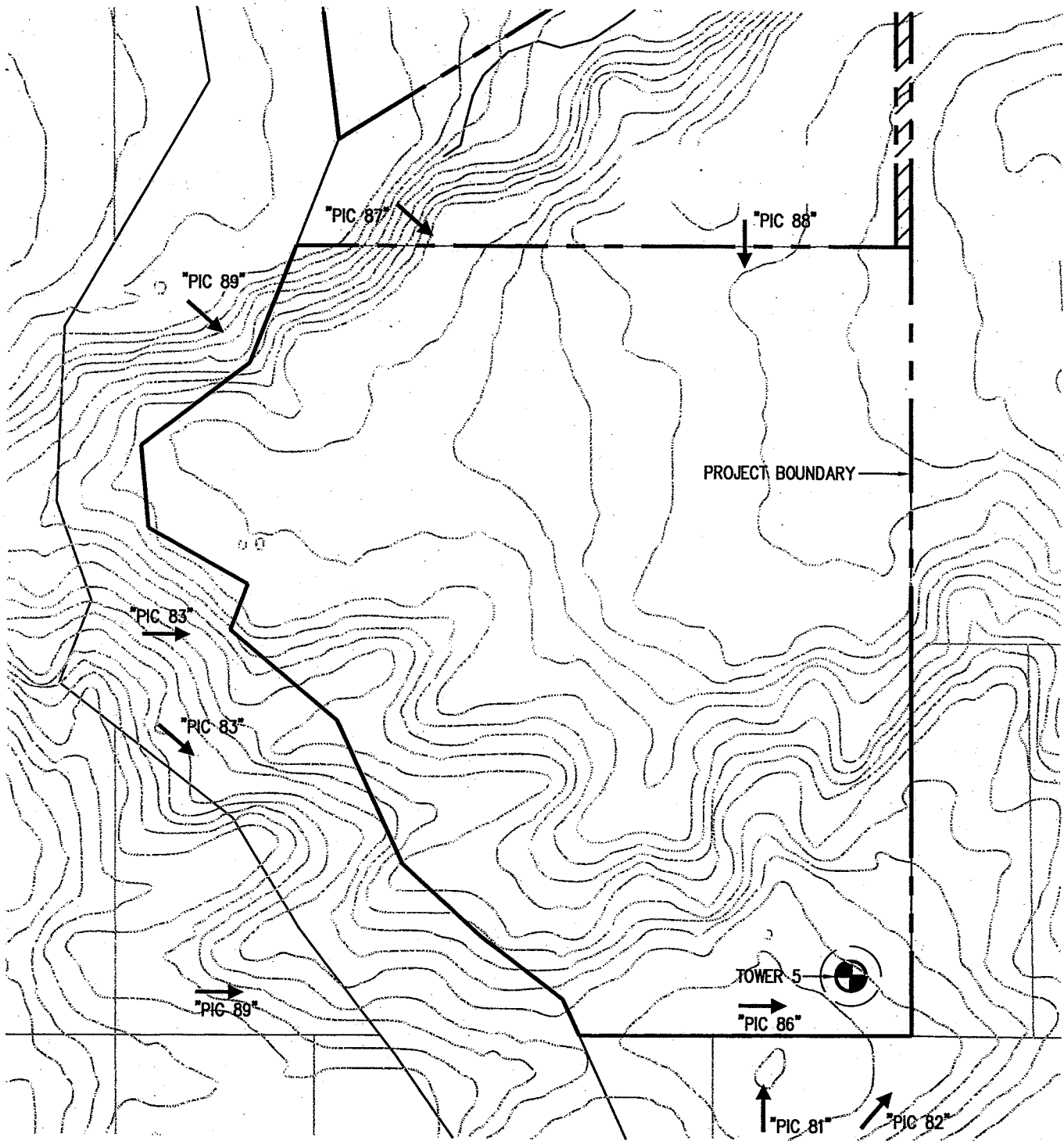
Key Map & Pictures for Met Tower # 5

William Greenburg Farm

Rich Tower Club

Rich Tower Club

Rich Tower Club



NORTHERN PROPERTY - TOWER #5
PICTURE KEY MAP

FUSCOE
 ENGINEERING

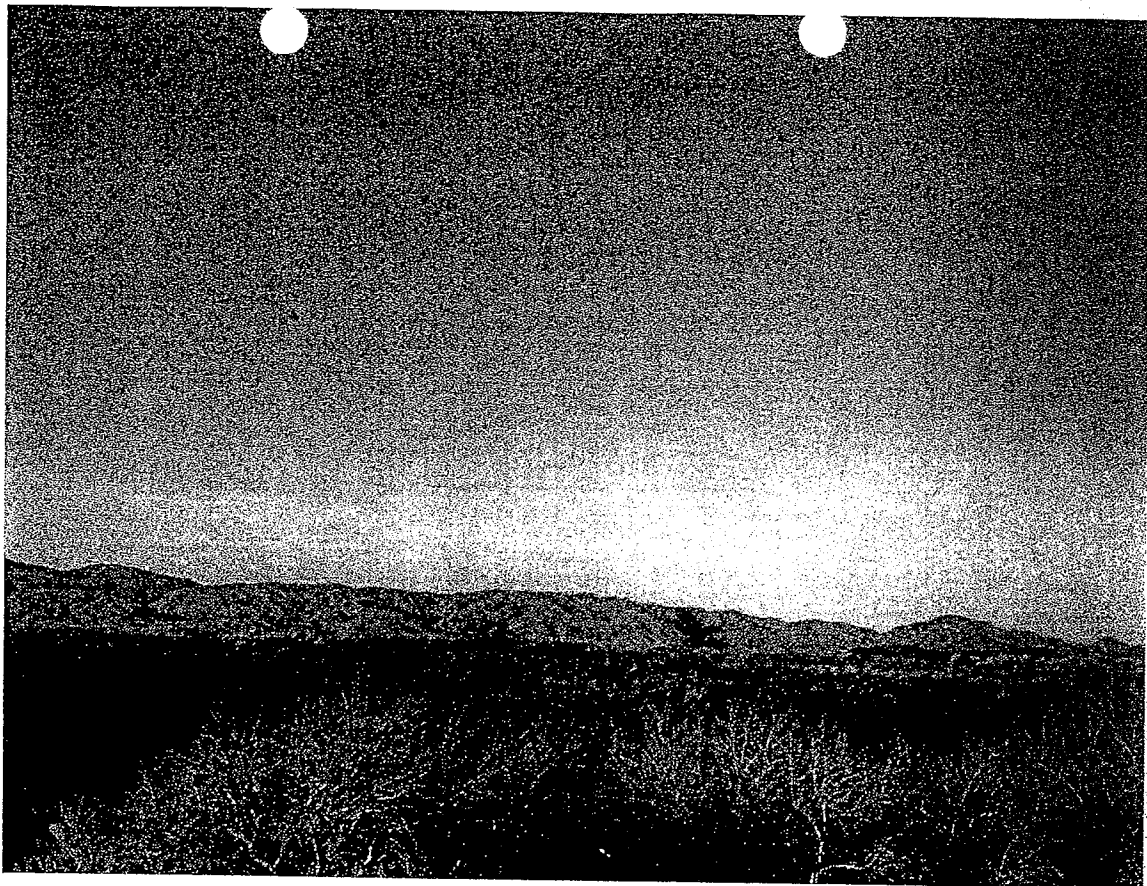
801 S. Grand Ave., Suite 1020
 Los Angeles, California 90017
 tel 213.542.4260 • fax 213.542.4263
 www.fusco.com

Job Number	SS.100216
Date	07-28-10
Scale	1"=1500'
Sheet 3 of	3 Sheets

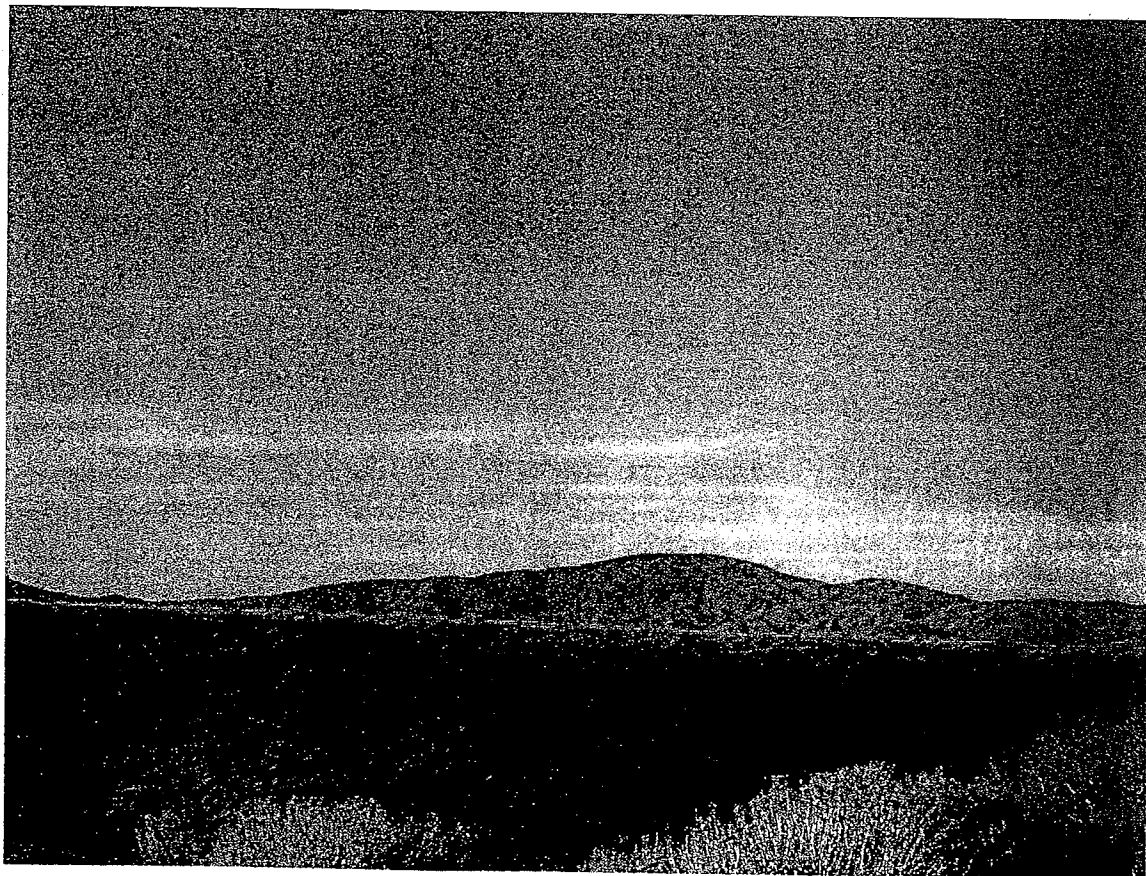
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 04-11-2013 BY 60322 UCBAW

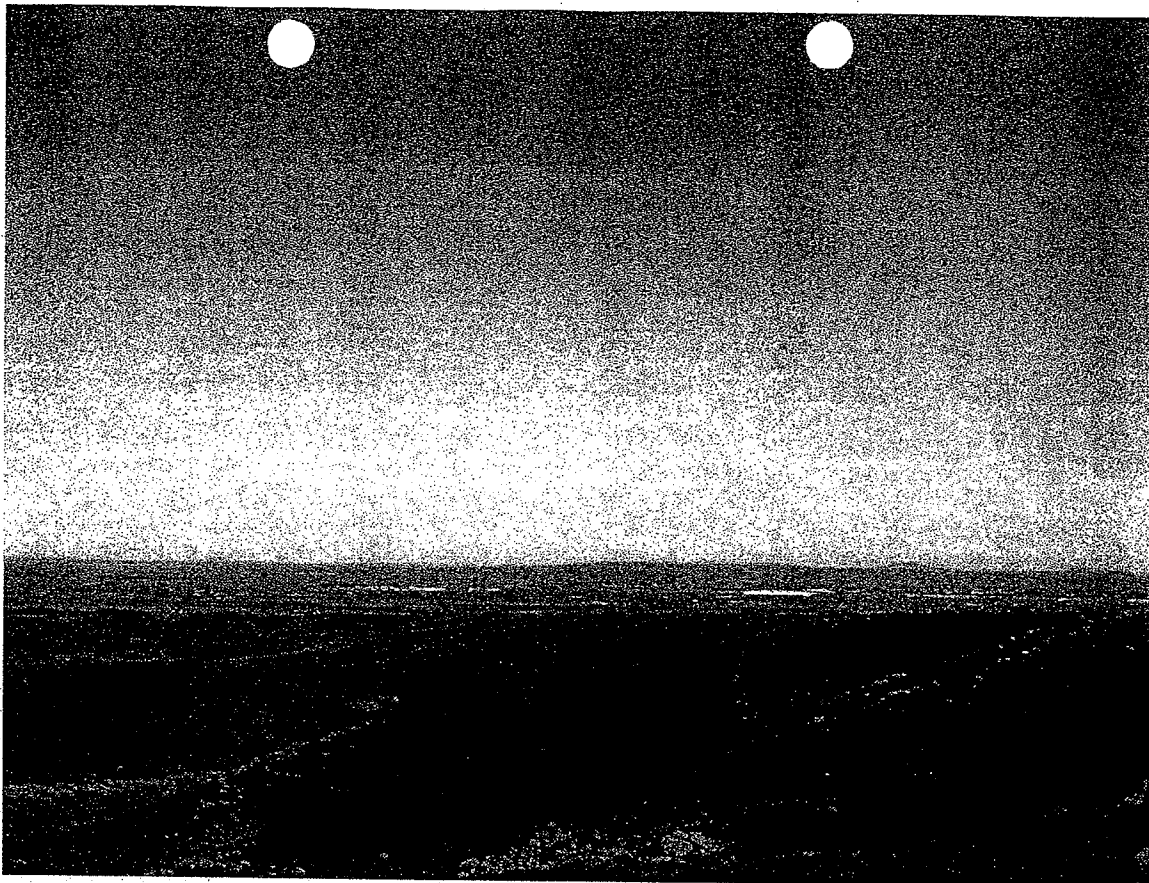




MET TOWER # 5 PICTURE # 81 - LOOKING NORTHLY



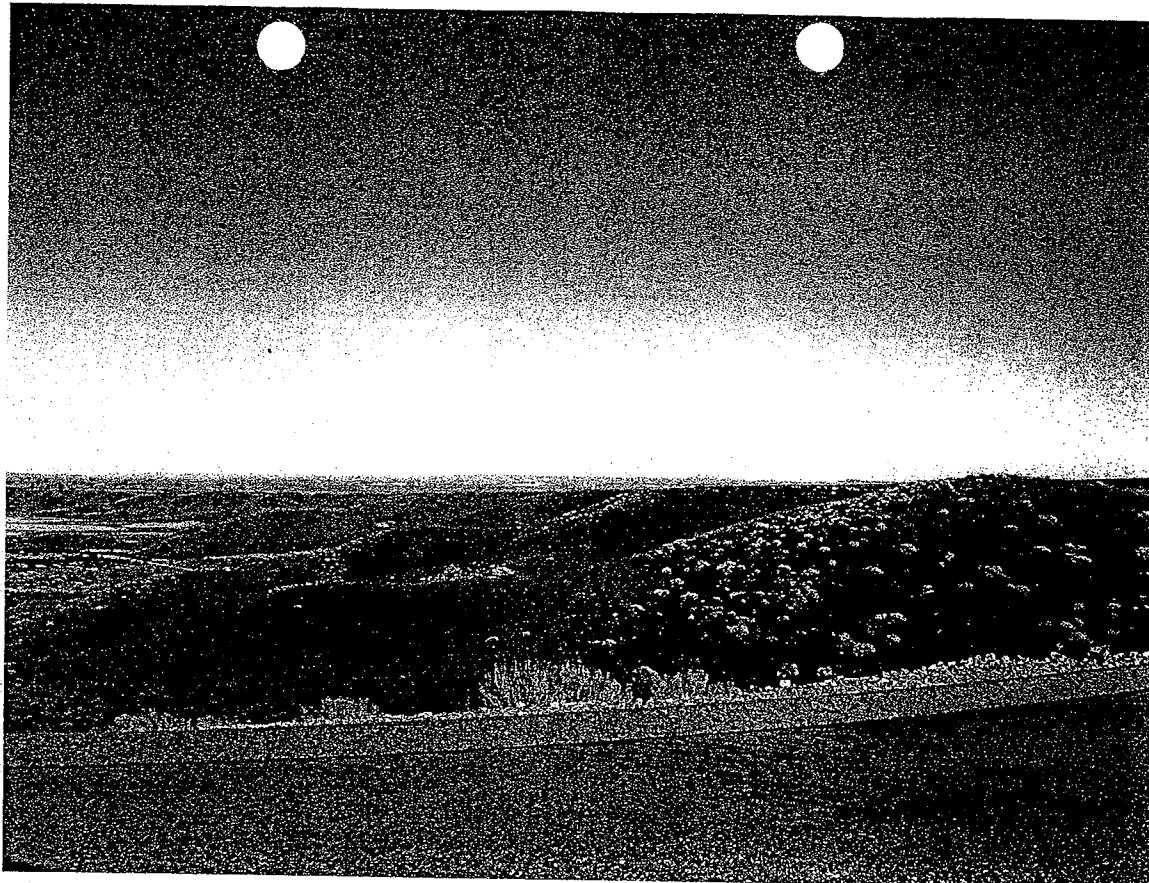
MET TOWER # 5 PICTURE # 82 - LOOKING NORTHEASTERLY



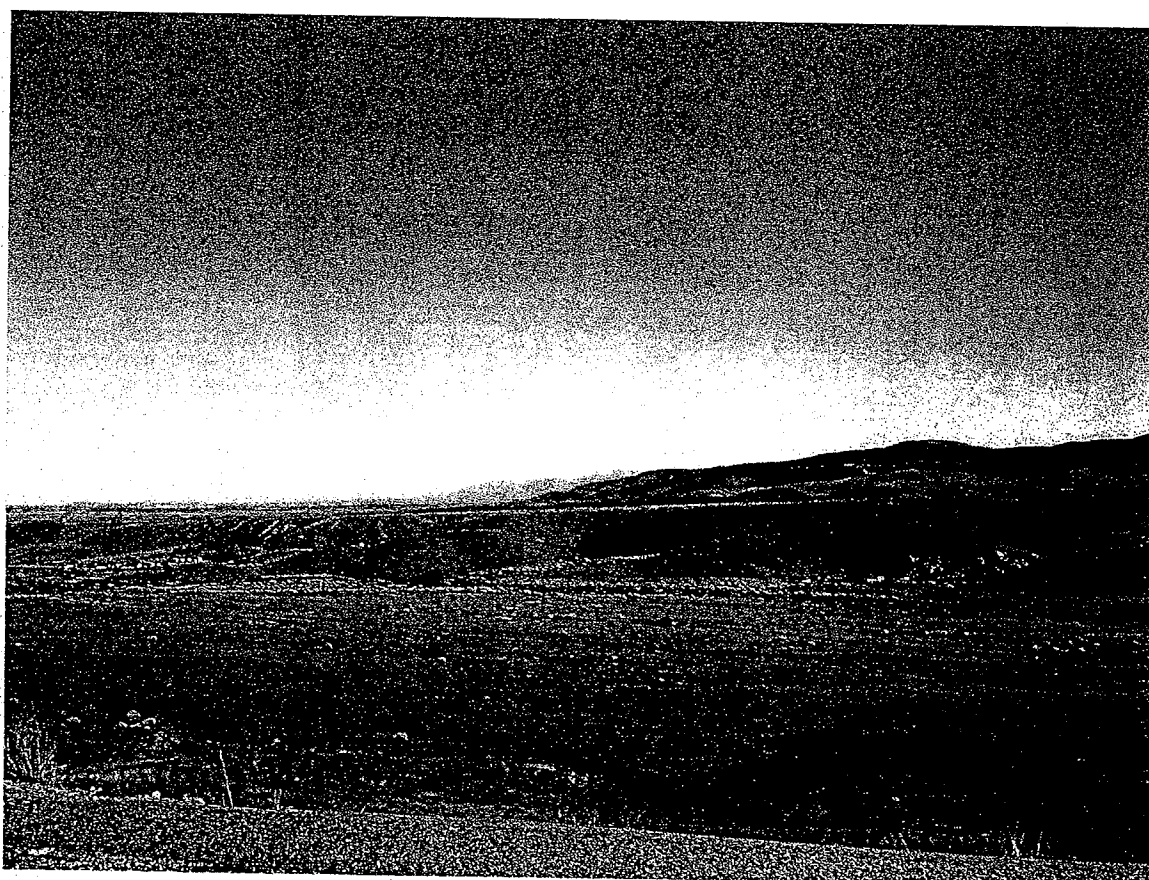
MET TOWER # 5 PICTURE # 83 - LOOKING EASTERLY



MET TOWER # 5 PICTURE # 84 - LOOKING EASTERLY



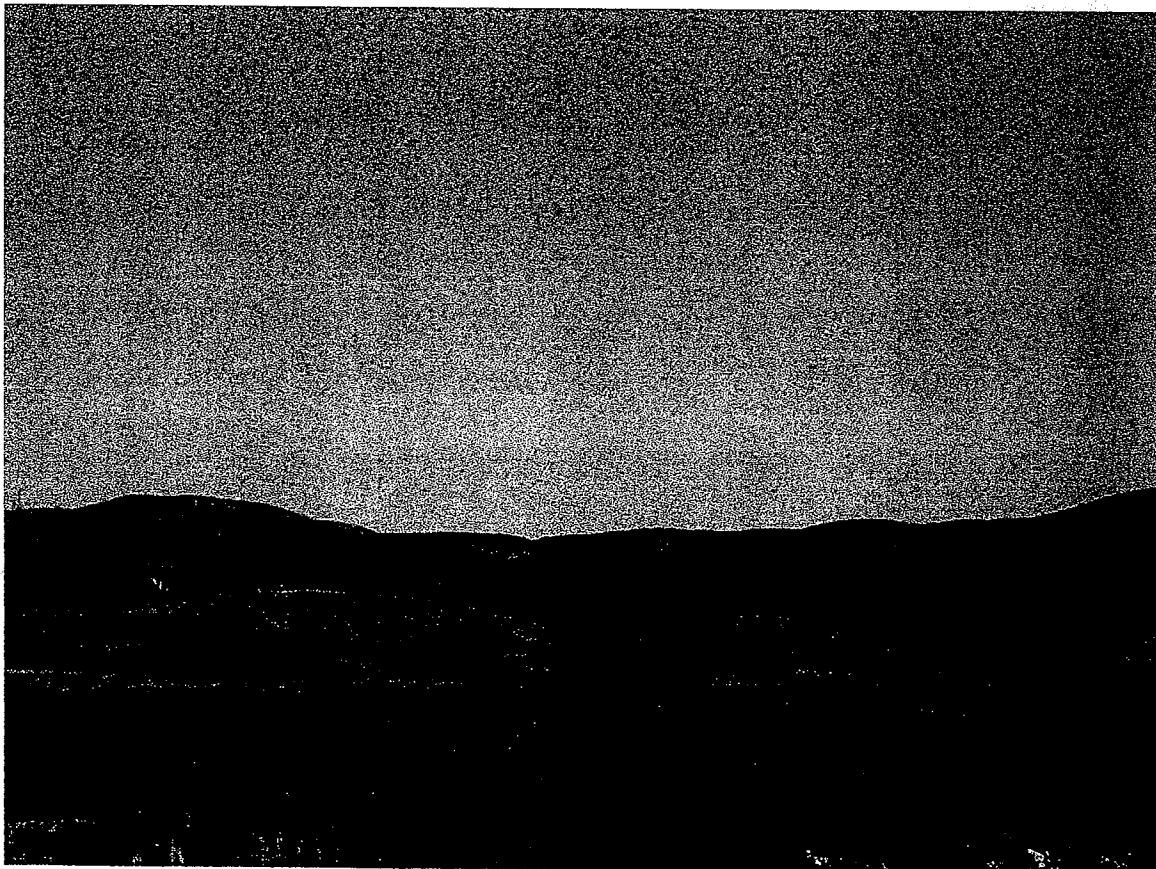
MET TOWER # 5 PICTURE # 85 - LOOKING EASTERLY



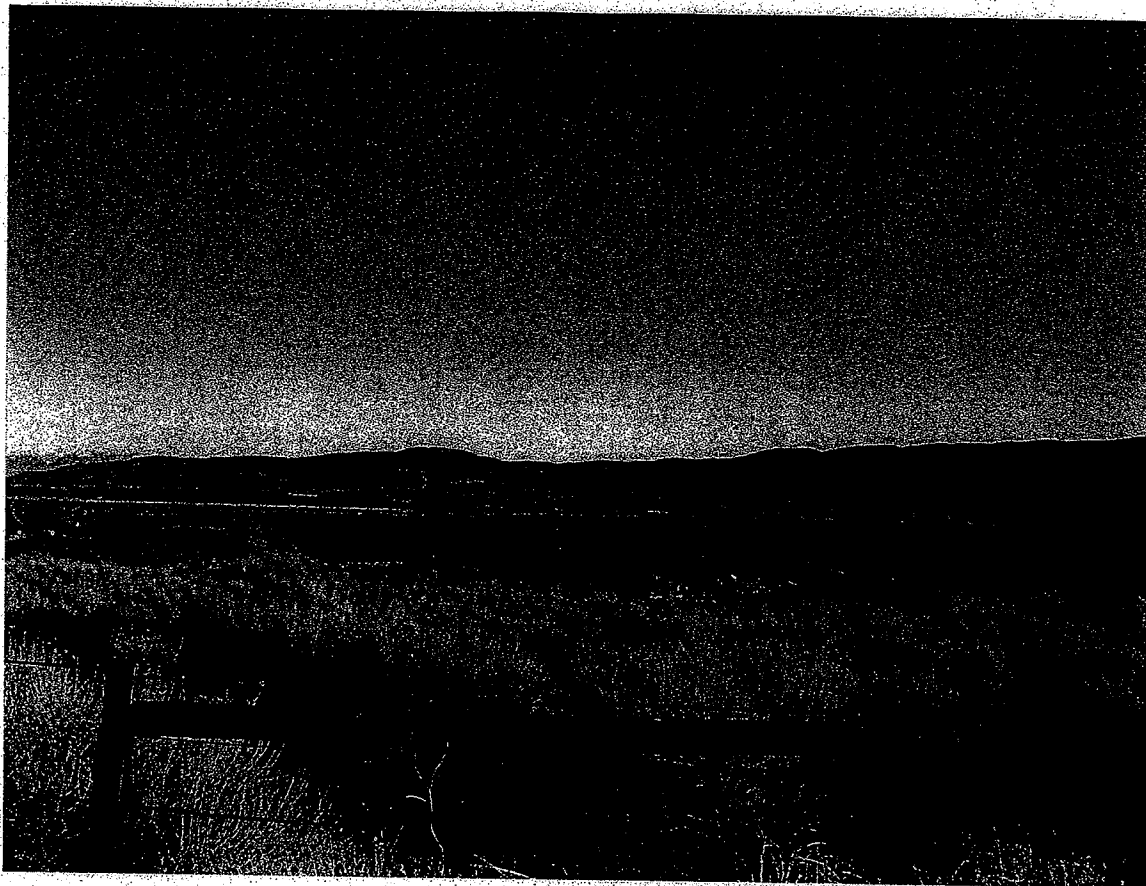
MET TOWER # 5 PICTURE # 86 - LOOKING EASTERLY



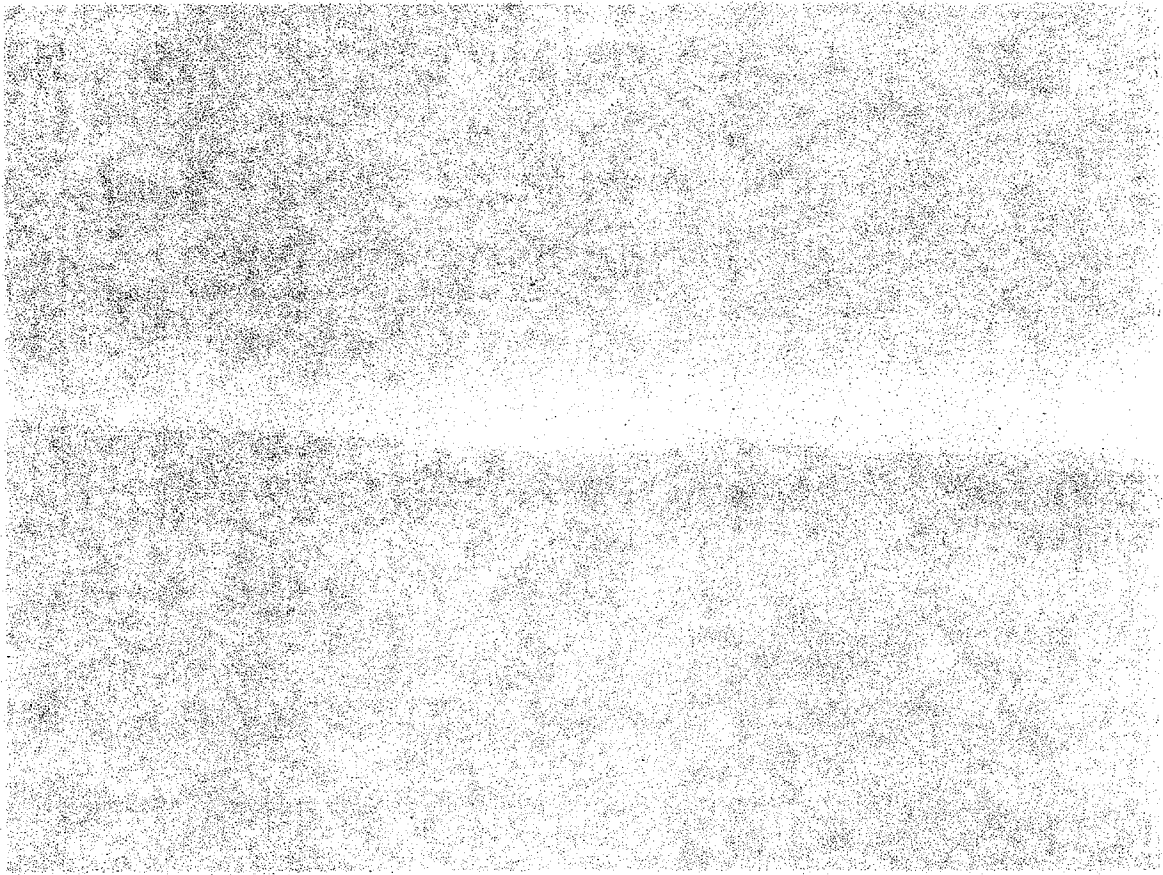
MET TOWER # 5 PICTURE # 87 - LOOKING SOUTHERLY



MET TOWER # 5 PICTURE # 88 - LOOKING SOUTHERLY



MET TOWER # 5 PICTURE # 89 - LOOKING EASTERLY



CONFIDENTIAL - SECURITY INFORMATION



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 4, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
David W. Louie, Commissioner
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner

FROM: Susan Tae, AICP, Supervising Regional Planner *SMT*
Zoning Permits North Section

SUBJECT: **PROJECT NO. R2011-00177-(5)**
CONDITIONAL USE PERMIT NO. 201100018
AUGUST 10, 2011; AGENDA ITEM NO. 8

*** SUPPLEMENTAL INFORMATION ***

The applicant, Antelope Power, LLC, requests a conditional use permit to authorize the replacement of three existing 85-foot meteorological towers with three new 198-foot towers, and to authorize two additional 198-foot meteorological towers, located on approximately 3,284 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum) zone, within the Antelope Valley West Zoned District.

Additional correspondence has been received regarding this project, and is attached for your Commission's consideration.

SMT:st
8/3/11

Attachment: Additional correspondence as of August 4, 2011

Adam Thurtell
Dept. of Regional Planning
320 West Temple St.
Los Angeles, CA 90012-2713
RE: Element-RCUP 201100018

AUG - 1 2011

Mr. Thurtell,

I am writing to you in regards to Elements request to put up 5 200ft. Met. Towers. I am opposed to the placement of these towers. This is a high fire zone (#4). Fire dropping planes must drop at 150 ft. to be effective, the helicopters lower. The state is now charging people living in rural areas \$150.00 a year for fire protection the towers will prevent proper protection. Endangering the homes and people living in the area. Which raises concerns that the County could be opening itself up to law suits. When the County is sued so are the taxpayers. I am also opposed to the Element project as a whole. The project is located south of SEA #57 and less than 1 mile north of the California State Poppy Reserve. Thank you for your time.

CC: Norm Hickling

Cindy Bonanno
4630 Kings Cyn. Rd.
Lancaster, CA 93536
661-917-7923

Adam Thurtell
Planning Division
Los Angeles County, CA

July 23, 2011

Reference: Support for NRG Solar & Wind

I found an article in a small local publication referencing Fairmont Town Council opposition to the purposed NRG Energy Facility - West Antelope Valley. I find it extremely questionable that the Regional Planning Commission was ask to listen to opposition to the renewable Green energy project from a group who for the most part live in a ramshackle substandard trailer park, known only as "Weevil" at 18348 West Avenue D 93536, behind a mini mart.

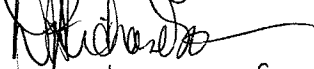
As an area resident and land owner in the Fairmont area little is know about this so called Fairmont Town Council other than right wing postings @ avhidesert.com/forum that includes "You Tube" records. It appears this small group is far more interested in personal financial gain than any potential negative impact on the areas environment or landscape. Clearly, more needs to be know about individuals claiming to be the areas representing authority who are asking to put themselves in charge of funds supposedly intended for community conservancy. Serious consideration has to be given to these individuals "true motivation" and "where they live".

JUL 27 2011

As an area resident and land owner I'm in favor of clean renewable sustainable energy projects. I'm sure other area home and land owners throughout West Antelope Valley are too and want to be part of the decision making process. I'm not sure how the decision to notify area property owners regarding projects and development is made, but clearly a mailing list should be obtained from property records and generated to property owners of areas involved.

Regarding environmental and visual impact to West Antelope Valley. Weevil Mobile-home Park presents a ~~far~~ greater negative impact to Los Angeles County and Fairmont than NRG. The trailer park is antiquated with questionable sanitation to accommodate structures of the property's size. The facility and mobile homes demonstrate little to no maintenance or standards. The property should be required to be brought up to compliance and code standards like any other property, but especially property opened to public entrance. Hopefully Code Enforcement can be made aware of this serious situation.

Sincerely,



Landowners for a Greener Tomorrow

PO Box 34

Gorman, CA 93243

Friday, July 22, 2011

The Mountain Enterprise

50°

The Voice of the Mountain

Communities Since 1966

Christine Baumeister photo



Left, Gary Baumeister of Sacramento, construction manager for First Solar, Inc., shakes hands with Richard Skaggs, president of the Oso Town Council over an agreement to give local people first crack at the 250-300 'prevailing wage' jobs hiring now to build a 230MW solar farm.

Part Two of From Fire to 'Hire'

By Patric Hedlund

The walls of WeeVill Market held loud and bitter meetings between members of multiple rural town councils and executives of First Solar, Inc. in June. WeeVill squats in a dusty parking lot on a long, straight stretch of Highway 138 (between the Grapevine and State Route 14). This section

See www.MountainEnterprise.com for precise locations of job fairs as info is released

of the desert road is known by Western Antelope Valley residents as 'Blood Alley' for the nasty accidents that occur there.

At the meetings in June, residents said they felt they had been steamrollered by deals

Continued on page 3

*This article
says it best
"WeeVill squats"*

avhidesert Forum



Watch for "FREE" Dump Days
And Tire "Recycling" Events

LOS ANGELES MARKET AREA

1200 W City Ranch Rd.
Palmdale, CA 93551.
661-947-7197

From everyday collection to environmental protection.
Think Green! Think Waste Management.

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recycled paper

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Current time: 23-07-2011, 06:30 PM

AV Hi Desert forum / Hot Topics and events / Fairmont / Town Council / **Fairmont Town Council
Community Meeting Agenda:**

NEW REPLY

NEW THREAD

Fairmont Town Council Community Meeting Agenda:

Threaded Mode | Linear Mode

Author

Message

mongol
member



Posts: 173
Joined: Jul 2009
Reputation: 0

Fairmont Town Council Community Meeting Agenda:

Post: #1

Fairmont Town Council Community Meeting Agenda:

Date: Thursday, January 20, 2011 6:30 PM

Location: Wee Vill Market 18348 W. Ave. D, Lancaster, Ca. 93536

Please turn off or silence cell phones. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.

1. Meeting Called to Order:

2. Flag Salute

3. Roll Call of Officers

President David Kerr: ____
Vice President David Hyatt: ____
Secretary David Jefferies: ____
Treasurer Steve Werth: ____
Member at large Curtis Williams: ____

4. Agenda: Corrections:____ Approved:____

5. Minutes: Corrections____ Approved____

6. Officers Reports: David Jefferies NRG appeal status

7. Community Leaders/ Services Reports/ Updates:

8. Community Announcements:

Bona fide representatives of community service organizations and clubs are invited to announce upcoming events open to the public. Presentations should be limited to no more than three

minutes.

9. Public Comment Period:

Any member of the public may address the Council relating to any matter of concern to Fairmont residents. This need not be related to any items on the agenda. Presentations should be limited to three minutes. No formal action by the Council will be taken on these matters at this meeting. Speakers must present a completed speaker's card to the council.

10. New Business: None

11. Presentations :Representatives from various solar companies

12. Old Business: None

13. Upcoming Events:

14. Motion to Adjourn:_____ Time:_____

18-01-2011 12:08 PM

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Thread:	Author	Replies:	Views:	Last Post
Fairmont Town Council Thursday, July 21, 2011 6:30 PM JOB FAIR for SolarOne	idontcare	0	75	18-07-2011 05:13 PM Last Post: idontcare
Fairmont Town Council Special Meeting Thursday, July 7 6:30 PM	Fairmont TC	0	109	07-07-2011 11:40 AM Last Post: mongol
➔ Fairmont Town Council Special Meeting Monday, June 27 6:30 PM	Fairmont TC	0	149	26-06-2011 07:50 AM Last Post: mongol
Fairmont Town Council Special Meeting solar One	mongol ✓	0	147	25-06-2011 05:28 PM Last Post: mongol
Special meeting June 23 2011 about First Solar**video of meeting	mongol	0	135	25-06-2011 04:55 PM Last Post: mongol
June 16 2011 Fairmont Town Council meeting	shirley	1	262	23-06-2011 01:10 PM Last Post: mongol
Fairmont Town Council contact info	mongol	0	153	12-06-2011 12:41 PM Last Post: mongol
Fairmont Town Council Community Meeting Agenda: Thursday, April 21, 2011	idontcare	2	614	21-05-2011 11:06 AM Last Post: mongol
Fairmont Town Council Community Meeting Thursday, May 19, 2011 6:30 PM	i-spy2	0	208	17-05-2011 08:25 AM Last Post: i-spy2
Fairmont Town Council ---Special Community Meeting--- Thursday, March 24th, 2011 6:30	Wendy	5	519	27-03-2011 10:41 AM Last Post: dirtbag

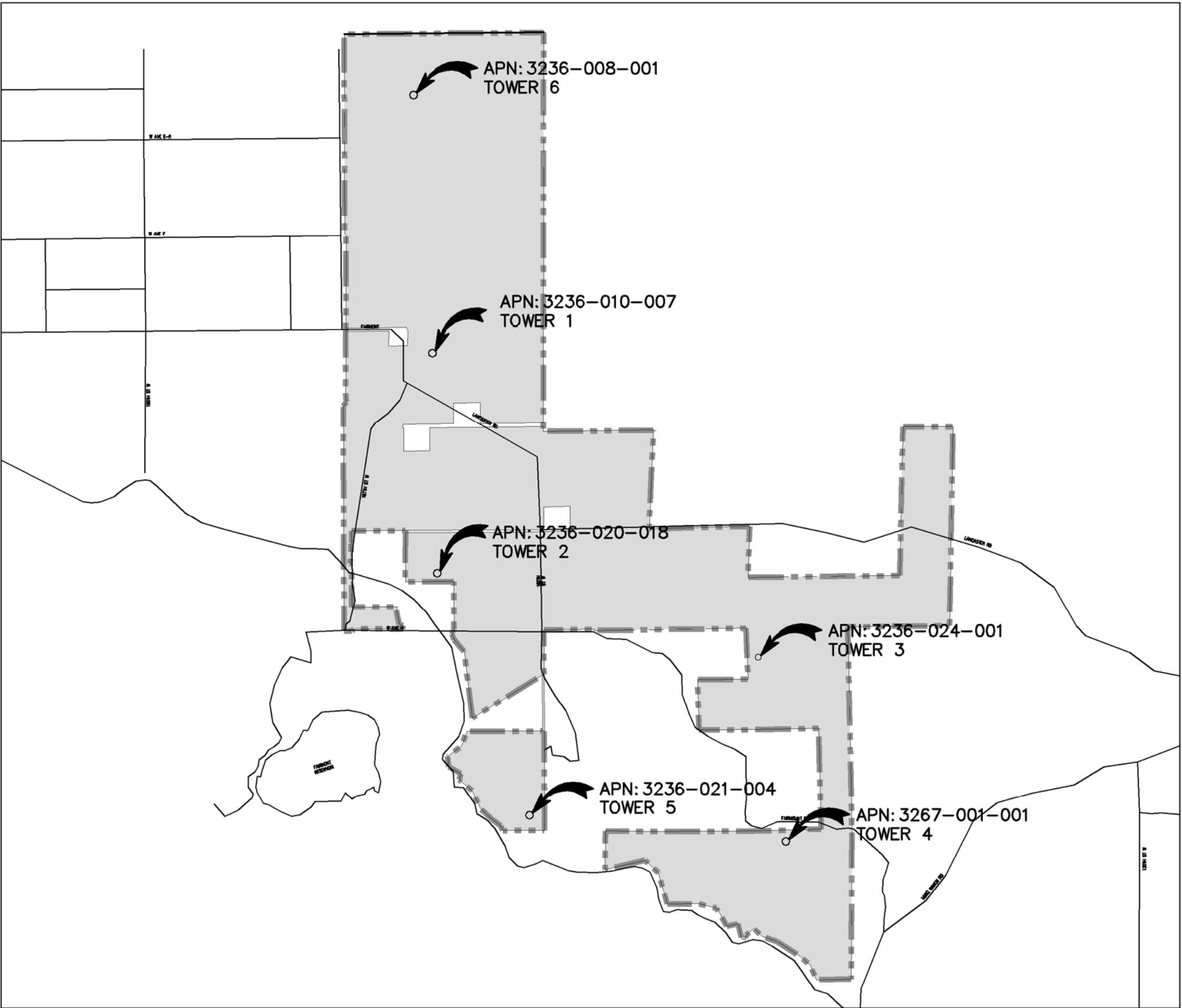
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CUP - WILDFLOWER GREEN
ENERGY FARM

	ACCESSOR'S PARCEL NUMBER	APN LEGAL	APN ACREAGE
1	3235-002-023	LOT COM AT NE COR OF SEC 18 T 7N R 14W T	152.74
2	3236-008-001	W 1/2 (EX OF ST) OF SEC 25 T 8N R 15W	317.56
3	3236-008-002	E 1/2 OF SEC 25 T 8N R 15W	323.49
4	3236-009-001	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	86.31
5	3236-009-002	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	144.91
6	3236-009-003	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	55.78
7	3236-010-002	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	63.53
8	3236-010-003	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	55.10
9	3236-010-005	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	30.71
10	3236-010-006	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	26.26
11	3236-010-007	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	25.60
12	3236-010-009	THAT PART (EX OF ST) OF SW 1/4 LYING S A	6.98
13	3236-010-010	LAND DES IN PAR 4 DOC 2850, 74-7-25 FAIR	16.05
14	3236-010-011	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	8.34
15	3236-011-001	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	1.44
16	3236-011-002	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	4.04
17	3236-011-003	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	1.46
18	3236-011-004	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	4.17
19	3236-012-002	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	1.43
20	3236-012-003	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	3.98
21	3236-012-006	LAND DES IN PAR 3C DOC 2850, 74-7-5 FAIR	2.60
22	3236-012-007	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	1.60
23	3236-012-009	LAND DES IN PAR 3C DOC 2850, 74-7-25 FAI	0.77
24	3236-012-010	LAND DES IN PAR 3B DOC 2850, 74-7-25 FAI	1.09
25	3236-012-011	FAIRMONT BEING A PART OF SW 1/4 OF SEC 3	1.89
26	3236-015-017	THAT PART OF LOT 1 IN SE 1/4 OF NE 1/4 A	78.67
27	3236-016-001	S 1/2 OF S 1/2 AND NE 1/4 OF SE 1/4 OF S	207.63
28	3236-017-003	80 ACS LOT 1 IN SW 1/4 OF SEC 6 T 7N R 1	83.48
29	3236-017-005	THAT PART (EX OF ST) IN CONSOLIDATED FIR	17.15
30	3236-017-006	THAT PART (EX OF ST) OUTSIDE CONSOLI- DA	64.77
31	3236-017-007	SE 1/4 OF SEC 6 T7N R14W	164.61
32	3236-018-024	*E 1/2 OF LOTS 1 AND 2 AND E 1/2 OF W 1/	149.28
33	3236-018-025	*THAT POR IN CONSOLIDATED FIRE PRO DIST	11.06
34	3236-018-900	*LAND DESC IN DOC 0000259, 76-3-22 *THAT	0.84
35	3236-018-901	*LAND DESC IN DOC 0000259, 76-3-22 *THAT	0.51
36	3236-019-002	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	77.29
37	3236-019-007	LOT (EX OF ST) COM AT NW COR OF SEC 1 T	13.23
38	3236-019-010	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	0.81
39	3236-019-013	*TR=FAIRMONT SUB OF SEC 1 T 7N R 15W AND	151.47
40	3236-019-014	*TR=FAIRMONT SUB OF SEC 1 T 7N R 15W AND	11.69
41	3236-019-015	*TR=FAIRMONT SUB OF SEC 1 T 7N R 15W AND	49.45
42	3236-020-001	LOT COM AT W1/4 COR OF SEC 1 T 7N R 15W	3.45
43	3236-020-002	LOT COM AT INTERSECTION OF W LINE OF SEC	6.21
44	3236-020-008	FAIRMONT, SUB OF SEC 1 T 7N R 15W AND SE	15.32
45	3236-020-013	FAIRMONT SUB OF SEC 1 T 7N R 15W AND SEC	60.81
46	3236-020-018	*TR=FAIRMONT SUB OF SEC 1 T 7N R 15W AND	111.93
47	3236-020-900	LOT COM S 728.65 FT FROM W 1/4 COR OF SE	2.34
48	3236-020-908	*TR=FAIRMONT SUB OF SEC 1 T 7N R 15W AND	2.46
49	3236-021-004	LOT COM AT SE COR OF SEC 12 T 7N R 15W T	120.46
50	3236-021-006	*LOT COM N ON E LINE OF SEC 12 T 7N R 15	81.00
51	3236-022-024	SE 1/4 OF NE 1/4 OF SEC 7 T 7N R 14W	41.28
52	3236-024-001	160 ACS NW 1/4 OF SEC 8 T 7N R 14W	164.61
53	3236-024-003	E 50 ACS OF SW 1/4 OF SEC 8 T 7N R 14W	50.47
54	3267-001-001	NW 1/4 OF NW 1/4 OF SEC 17 T 7N R 14W	39.58
55	3267-001-002	NE 1/4 OF NW 1/4 OF SEC 17 T 7N R 14W	39.60
56	3267-001-003	LOT COM AT NW COR OF SW 1/4 OF NW 1/4 OF	39.26
57	3267-001-004	40 ACS SE 1/4 OF NW 1/4 OF SEC 17 T 7N R	39.31
58	3267-001-007	LOT COM AT CENTER OF SEC 17 T 7N R 14W T	46.06
			3283.92



VICINITY MAP
SCALE 1" = 3000'

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - TOWER 1 SITE PLAN
- SHEET 3 - TOWER 2 SITE PLAN
- SHEET 4 - TOWER 3 SITE PLAN
- SHEET 5 - TOWER 4 SITE PLAN
- SHEET 6 - TOWER 5 SITE PLAN
- SHEET 7 - TOWER 6 SITE PLAN
- SHEET 8 - TYPICAL TOWER DETAILS
- SHEET 9 - PROJECT SITE CHARACTERISTICS

ENGINEER:
FUSCOE ENGINEERING, INC
801 S. GRAND AVE., SUITE 1020
LOS ANGELES CA 90017
(213) 542-4260
CONTACT: ANDREW J. WILLRODT

APPLICANT:
ANTELOPE POWER, LLC
421 SW SIXTH AVENUE, SUITE 1000
PORTLAND, OR 97204
(503) 416-0831
CONTACT: NAT PARKER

GENERAL NOTES:

- PER SITE VISIT CONDUCTED BY ENGINEER ON FEBRUARY 12, 2010 & FEBRUARY 11, 2011 NO OAK TREES EXIST WITHIN PROJECT LIMITS.
- ALL DISTANCES, BEARING AND LOCATIONS HAVE BEEN OBTAINED FROM THE RECORD OF SURVEY, BOOK 124 PAGES 28-40, DATED APRIL 01, 1991, FROM THE COUNTY OF LOS ANGELES.
- CONTOUR LINES WERE OBTAINED FROM USGS TOPOGRAPHIC MAP. A SURVEY OF THIS LOCATION WAS NOT DONE TO VERIFY ACCURACY.
- PROPERTY DOES NOT LIE WITHIN A SPECIFIC COMMUNITY STANDARDS DISTRICT.

METEOROLGICAL TOWER DESIGN NOTES:

- THE FINISHED COLOR SURFACE OF THE TOWER SHALL BE A GALVANIZED GREY EXCEPT FOR THE TOP 25 FEET. THE TOP 25 FEET SHALL BE RED AND WHITE PER FAA REQUIREMENTS.
- NO CLIMBING APPARATUS IS INTENDED TO BE INSTALLED AS PART OF THE METEOROLOGICAL TOWER. IN THE CASE WHERE A CLIMBING APPARTUS SHALL BE REQUIRED, THE APPARTUS SHALL BE LOCATED AT LEAST 12 FEET ABOVE THE GROUND, AND THE TOWER MUST BE DESIGNED TO PREVENT CLIMBING WITHIN THE FIRST 12 FEET ABOVE GRADE.
- IF NEEDED, A SIGN SHALL BE POSTED AT THE BASE OF THE TOWER AND SHALL BE 18 INCHES IN LENGTH AND 12 INCHES IN HEIGHT; SEE DETAIL BELOW FOR TYPICAL LANGUAGE.

NO TRESPASSING. TRESPASSERS
WILL BE PROSECUTED TO THE
FULLEST EXTENT OF THE LAW.

CALL (805) 494-0768 IN CASE
OF EMERGENCY

SIGN POSTING DETAIL

PROPERTY OWNERS:
HEALY ENTERPRISES, INC. - ATTN: JANE HEALY
2460 WALDEMAR DRIVE
THOUSAND OAKS, CA 91361
(805) 494-0768

ENRIQUE SALAZAR AND MACLOVIA SALAZAR
13323 GLENOAKS BOULEVARD
SYLMAR, CA 91342

TAMARA L. VALENZUELA-CAVAZOS
531 CHURCHILL PARK DRIVE
SAN JOSE, CA 95136

CHRISTOPHER D. NEAL
33A PROSPECT AVENUE
SAN FRANCISCO, CA 94110

KATHLEEN CHANG
2033 CENTRAL AVENUE
ALAMEDA, CA 94051

DIANNE L. CLOER &

PAMELA BANKS
1121 W. LOWELL AVENUE
TRACY, CA 95376

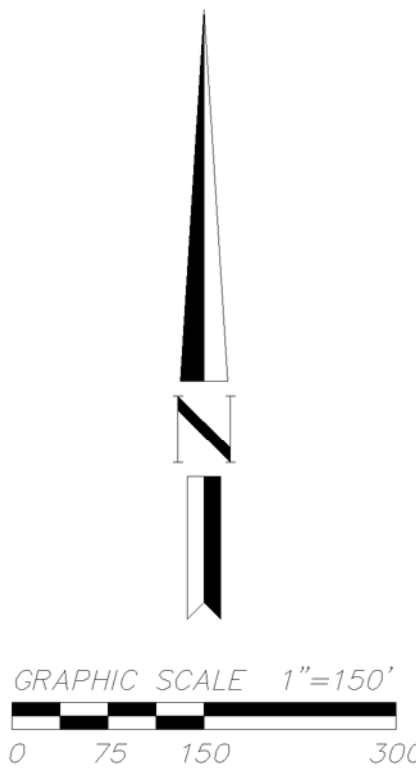
TOM CHINQUAPIN VINCENT
7444 N. LA OESTA
TUCSON, AZ 85704

VINCENT SCOCOZZA
125 ZINNIA WAY
CHICO, CA 95926

WATT BUILDERS LLC - ATTN: HOWARD PRESS
2716 OCEAN PARK BOULEVARD, SUITE 2025
SANTA MONICA, CA 90405

CHRISTOPHER TSE
1501 S. ETHEL AVENUE
ALHAMBRA, CA 91803

SAUL H. KAY
18134 CHARDON CIRCLE
ENCINO, CA 91316
(818) 343-7285



										ANTELOPE POWER, LLC TEMPORARY METEOROLOGICAL TOWER	
										TITLE SHEET	
										SCALE: 1"=150'	
										DATE: 02-16-11	
										SHT NO.: 01 OF 09	
										CITY ENGINEER DATE	

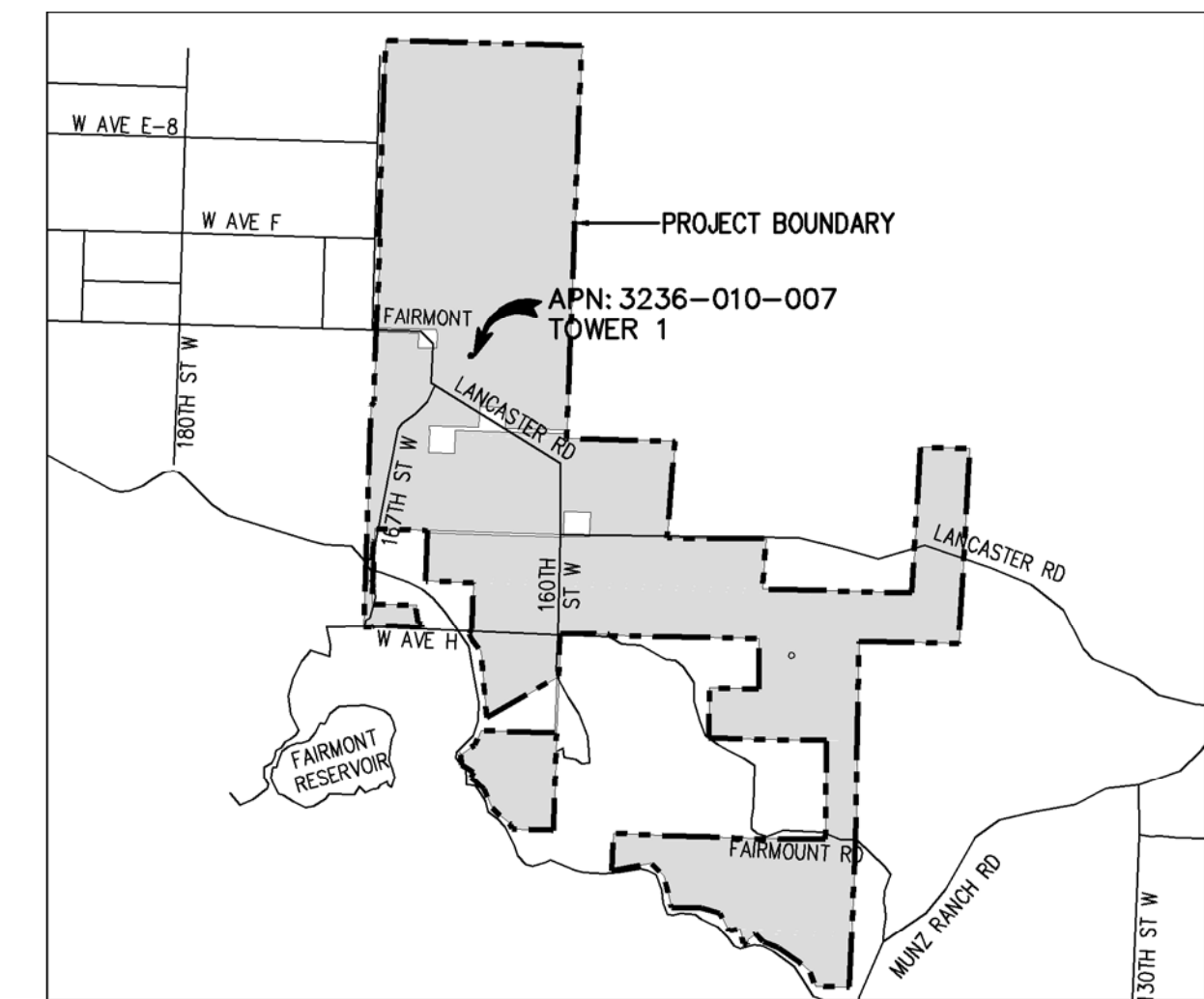
REGISTERED PROFESSIONAL ENGINEER
ANDREW JEFFERSON WILLRODT
No. C49881
Exp. 09/30/12
CIVIL
STATE OF CALIFORNIA

801 S. Grand Ave., Suite 1020
Los Angeles, California 90017
tel 213.542.4260 • fax 213.542.4263
www.fuscoe.com

NO. DESCRIPTION DATE BY

REVISIONS

ANDREW J. WILLRODT DATE



VICINITY MAP
SCALE 1" = 5000'

TOWER 1-DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: 3236-010-007

<u>LONGITUDE</u>	<u>LATITUDE</u>	<u>ELEVATION</u>
-118.4232	34.7374	±2720 FT

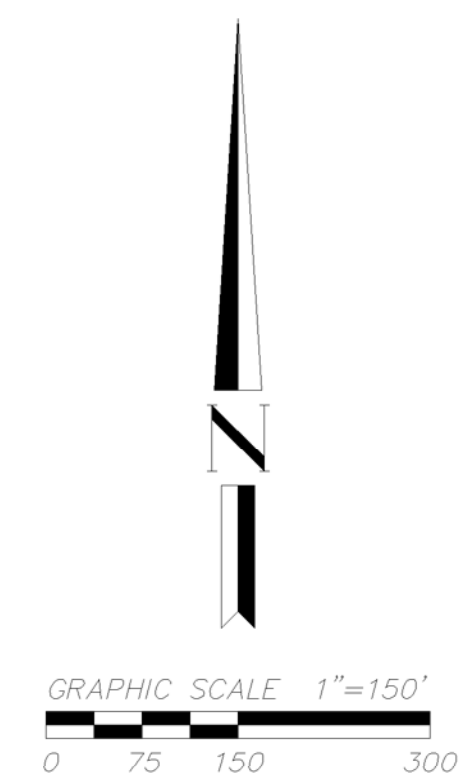
LEGAL DESCRIPTION:

LOTS 1 TO 3 INCLUSIVE, IN BLOCK 27

EXCEPT FROM SAID LOT 1, IN BLOCK 27, THAT PORTION CONVEYED TO THE FAIRMONT SCHOOL DISTRICT, BY DEED RECORDED ON MARCH 28, 1893 IN BOOK 852 PAGE 273 OF DEEDS, SAID PORTION BEING DESCRIBED IN SAID DEED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CYPRESS AVENUE AND FAIRMONT AVENUE, AS SHOWN ON SAID MAP; THENCE WEST ALONG THE CENTER LINE OF FAIRMONT AVENUE, 450 FEET; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF CYPRESS AVENUE, 450 FEET; THENCE AT RIGHT ANGLES EAST 450 FEET TO A POINT IN THE CENTER LINE OF CYPRESS AVENUE; THENCE NORTH ALONG SAID CENTER LINE 450 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID LOTS 2 AND 3, IN BLOCK 27 ANY PORTION LYING WEST OF THE WEST LINE OF SECTION 36, IN TOWNSHIP 8 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

[illegible]

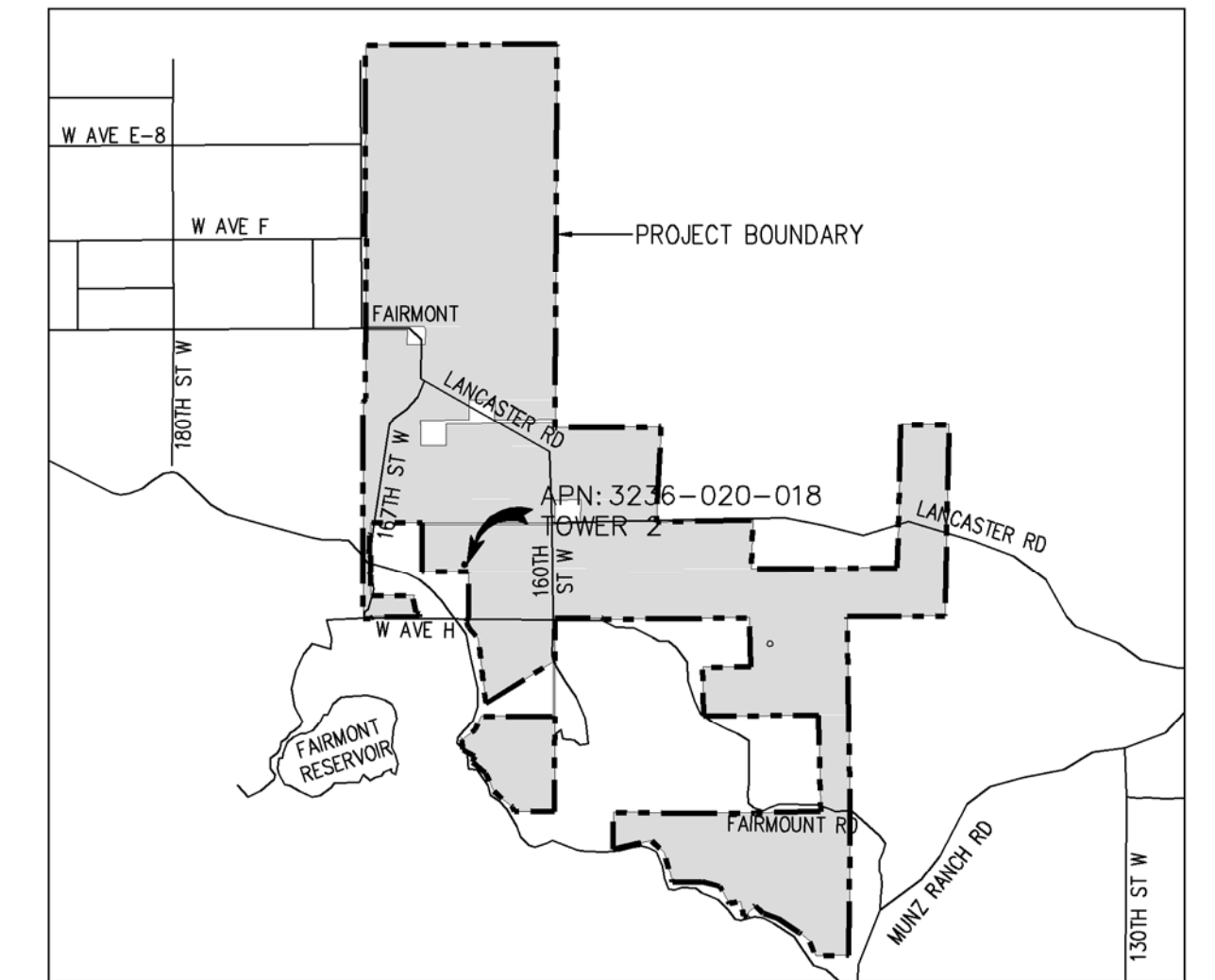
FUSCOE
ENGINEERING

801 S. Grand Ave., Suite 1020
Los Angeles, California 90017
tel 213.542.4260 • fax 213.542.4263
www.fuscoe.com

ANTELOPE POWER, LLC
TEMPORARY METEOROLOGICAL TOWER

TOWER #1 SITE PLAN

DRAWN BY: JC	TOWER #1 SITE PLAN	SCALE: 1"=150'
DESIGNED BY: AW		DATE: 02-16-11
CHECKED BY: AW		APPROVED BY: CITY ENGINEER _____ DATE _____



VICINITY MAP
SCALE 1" = 5000'

PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: 3236-020-018

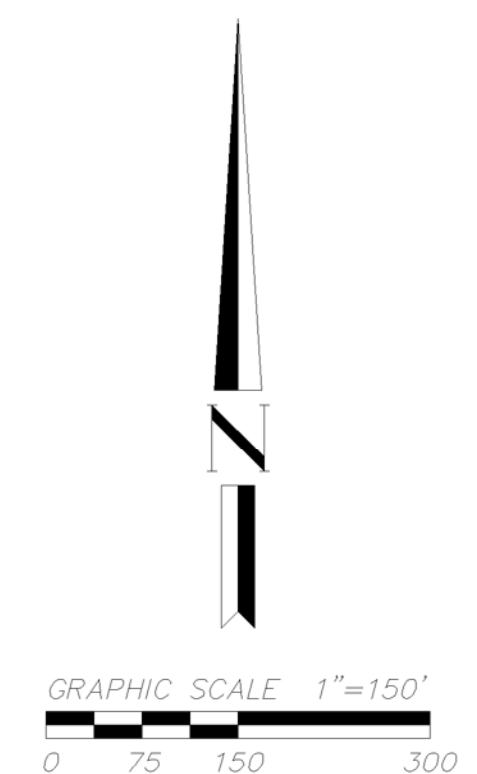
<u>LONGITUDE</u>	<u>LATITUDE</u>	<u>ELEVATION</u>
-118.4224	34.7211	±2920 FT

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
LOTS 1, 2, 5, 6, 7 IN BLOCK 17

EXCEPT THEREFROM THAT PORTION ON SAID LOTS 5, 6 AND 7 INCLUDED WITHIN A STRIP OF LAND 50 FEET(15.24 METERS) OF EVEN WIDTH, THE CENTER LINE OF SAID 50 FEET WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

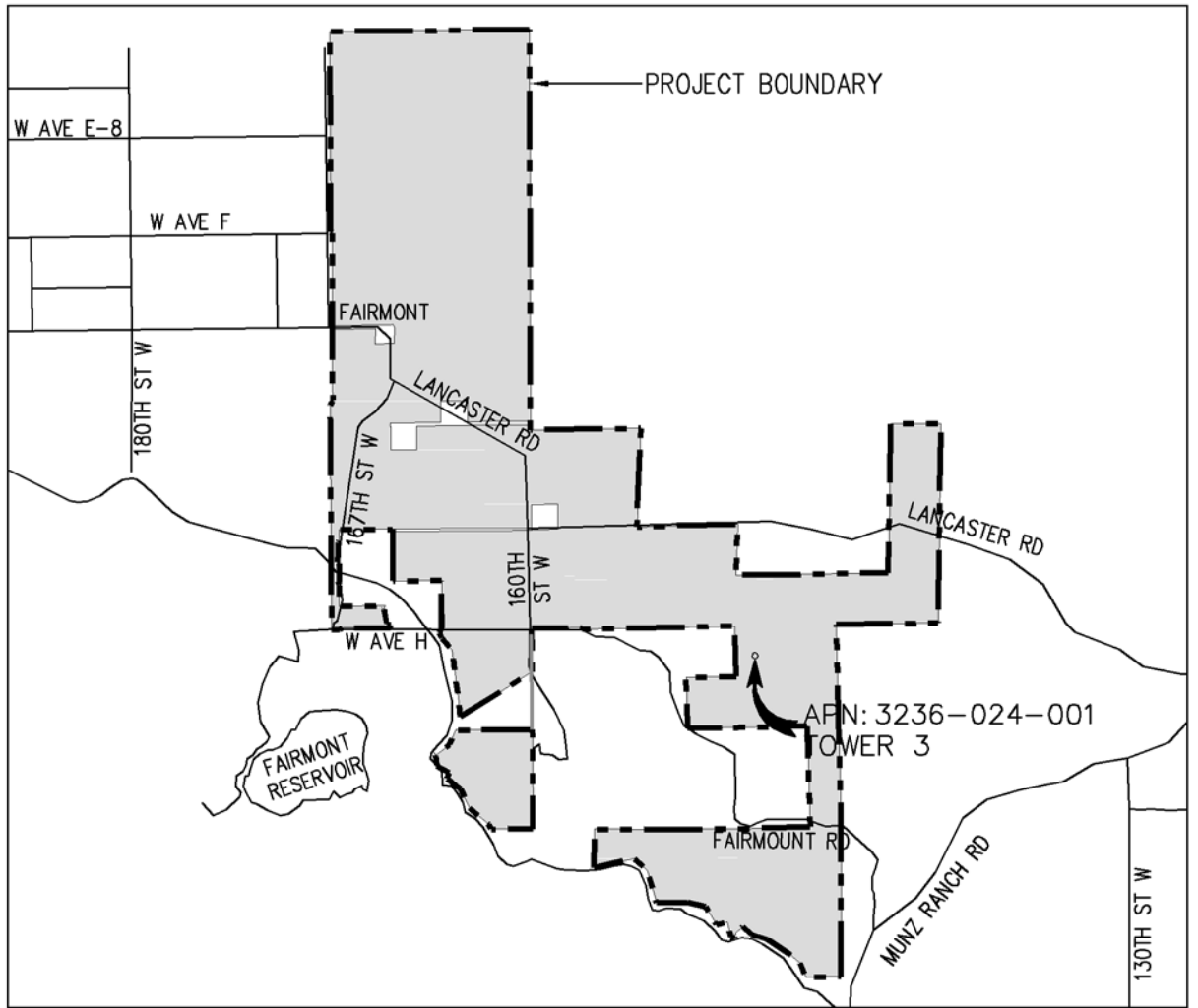
BEGINNING AT A POINT ON THE EASTERLY LINE OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DISTANT THEREON SOUTH 0°09'59" EAST 961.67 FEET(293.12 METERS) FROM THE NORTHEAST CORNER THEREOF, THENCE SOUTH 34°15'22" WEST TO THE WESTERLY LINE OF LOT 7 IN BLOCK 17 OF SAID FAIRMONT.

[illegible]

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tel 213.542.4260 • fax 213.542.4263
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<p align="center">ANTELOPE POWER, LLC</p> <p align="center">TEMPORARY METEOROLOGICAL TOWER</p>		
DRAWN BY: JC	<p align="center">TOWER #2 SITE PLAN</p>	SCALE: 1"=150'
DESIGNED BY: AW		DATE: 02-16-11
CHECKED BY: AW		APPROVED BY: <div style="display: flex; justify-content: space-between;"> CITY ENGINEER DATE </div>
		SHT NO.: 03 OF 09



VICINITY MAP
SCALE 1" = 5000'

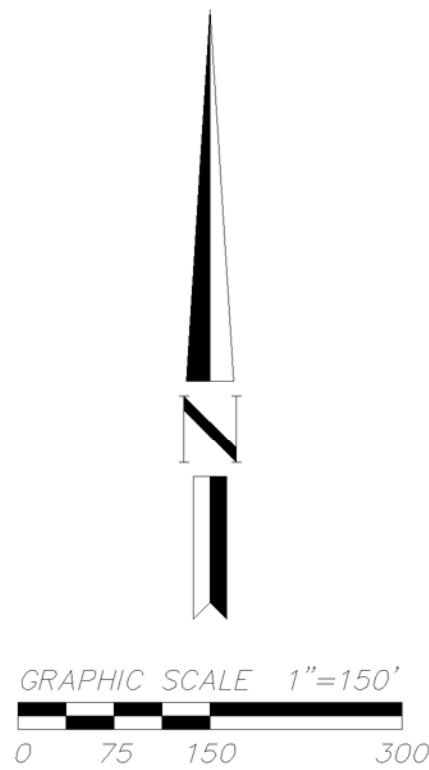
PROJECT DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: 3236-024-001

<u>LONGITUDE</u>	<u>LATITUDE</u>	<u>ELEVATION</u>
-118.3944	34.7153	±2810 FT

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE
14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON
FEBRUARY 19, 1856.

[illegible]

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ANTELOPE POWER, LLC
TEMPORARY METEOROLOGICAL TOWER

DRAWN BY:

JC

DESIGNED BY:
AW

CHECKED BY:

CUP EXHIBIT - SITE PLAN #3

APPROVED BY:

CITY ENGINEER

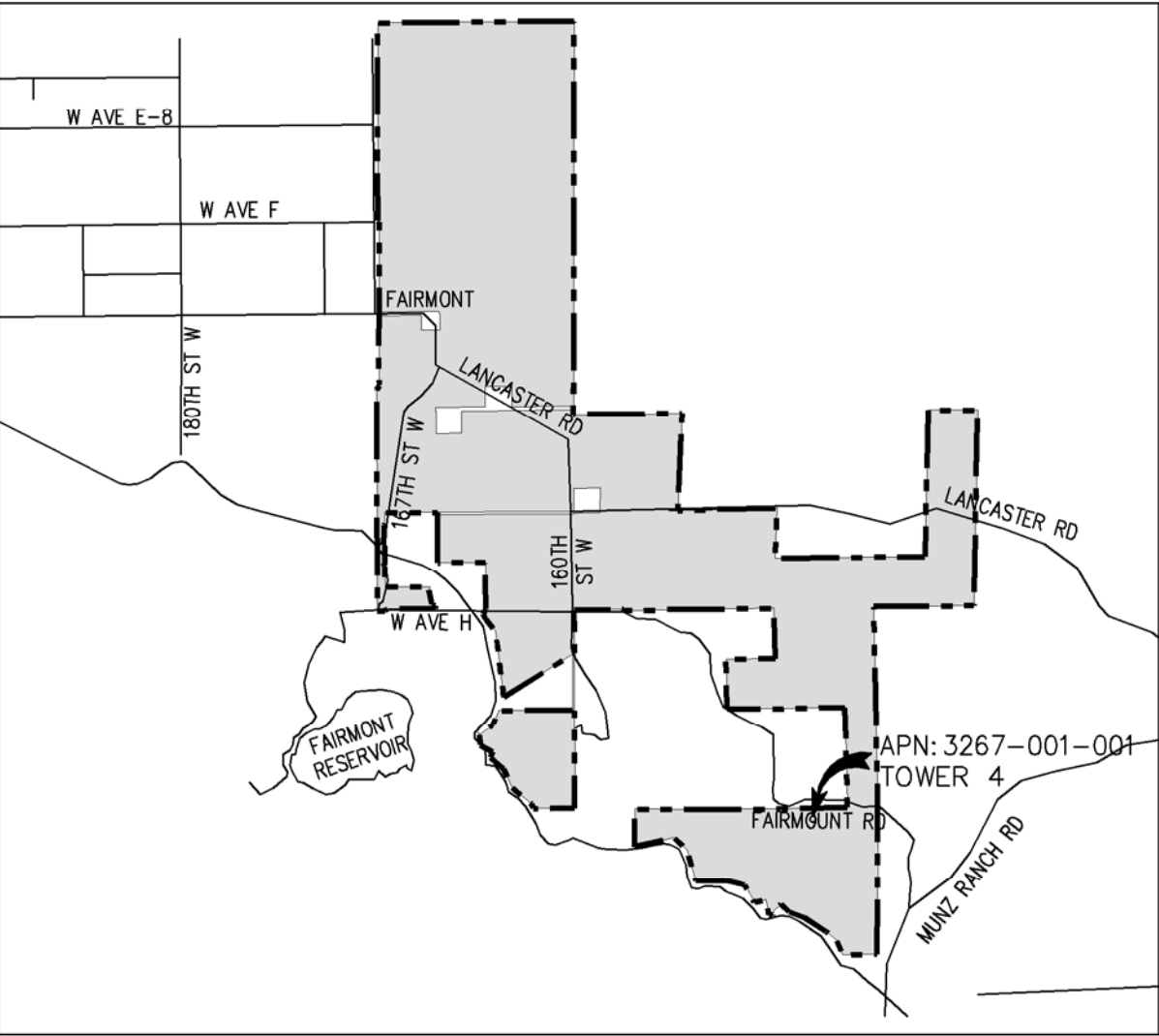
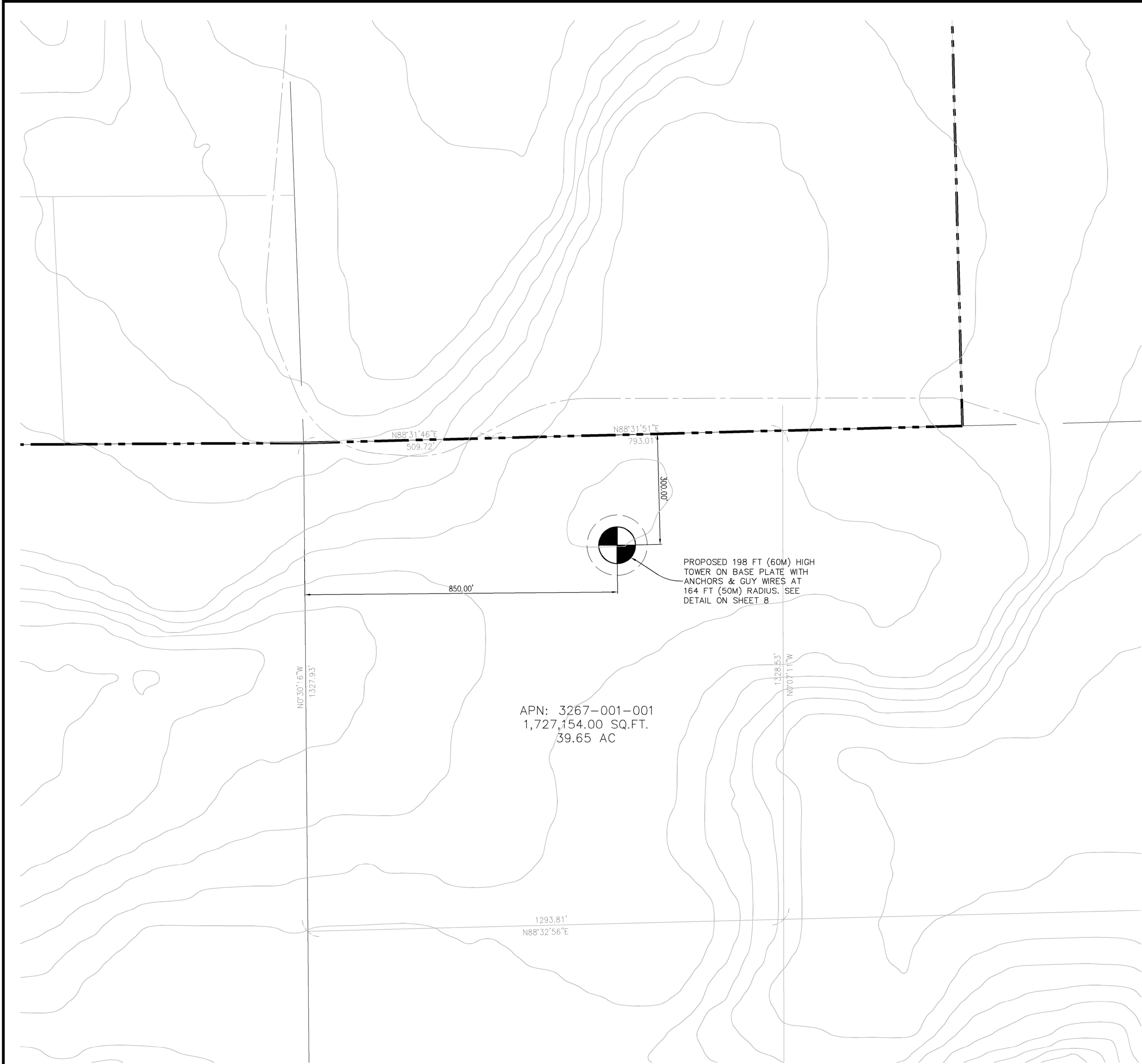
SCALE:

 $1'' = 150'$

DATE: 02-16-1

SHT NO.:

04 OF 0

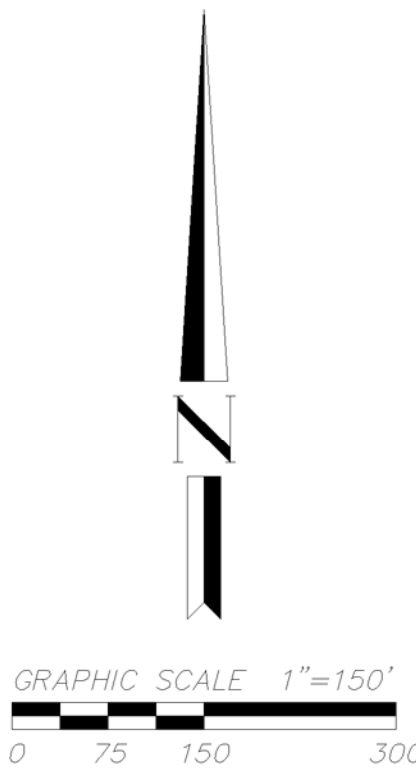


VICINITY MAP
SCALE 1" = 5000'

TOWER 4-DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: 3267-001-001		
LONGITUDE	LATITUDE	ELEVATION
-118.3833	34.7117	±2818 FT

LEGAL DESCRIPTION:
NW 1/4 OF NW 1/4 OF SEC 17 T 7N R 14W



NO.	DESCRIPTION	DATE	BY
REVISIONS			

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. WILLRODT
No. C49881
Exp. 09/30/12
CIVIL
STATE OF CALIFORNIA

ANDREW J. WILLRODT DATE

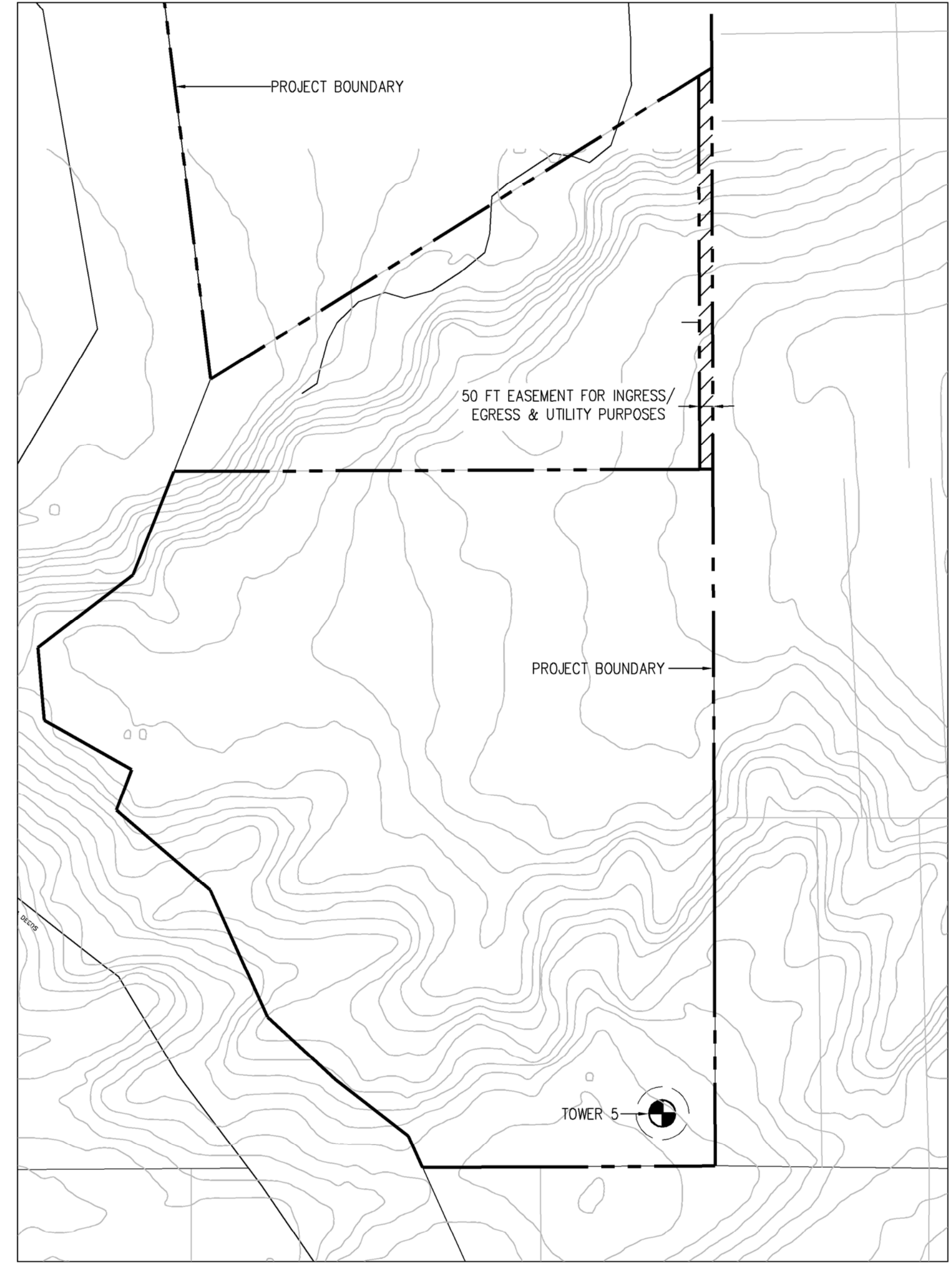
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ANTELOPE POWER, LLC	
TEMPORARY METEOROLOGICAL TOWER	
DRAWN BY: JC	CUP EXHIBIT - SITE PLAN #4
DESIGNED BY: AW	
CHECKED BY: AW	
APPROVED BY:	
CITY ENGINEER	DATE

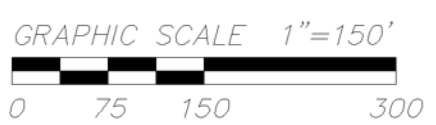
SCALE:
1"=150'

DATE:
02-16-11

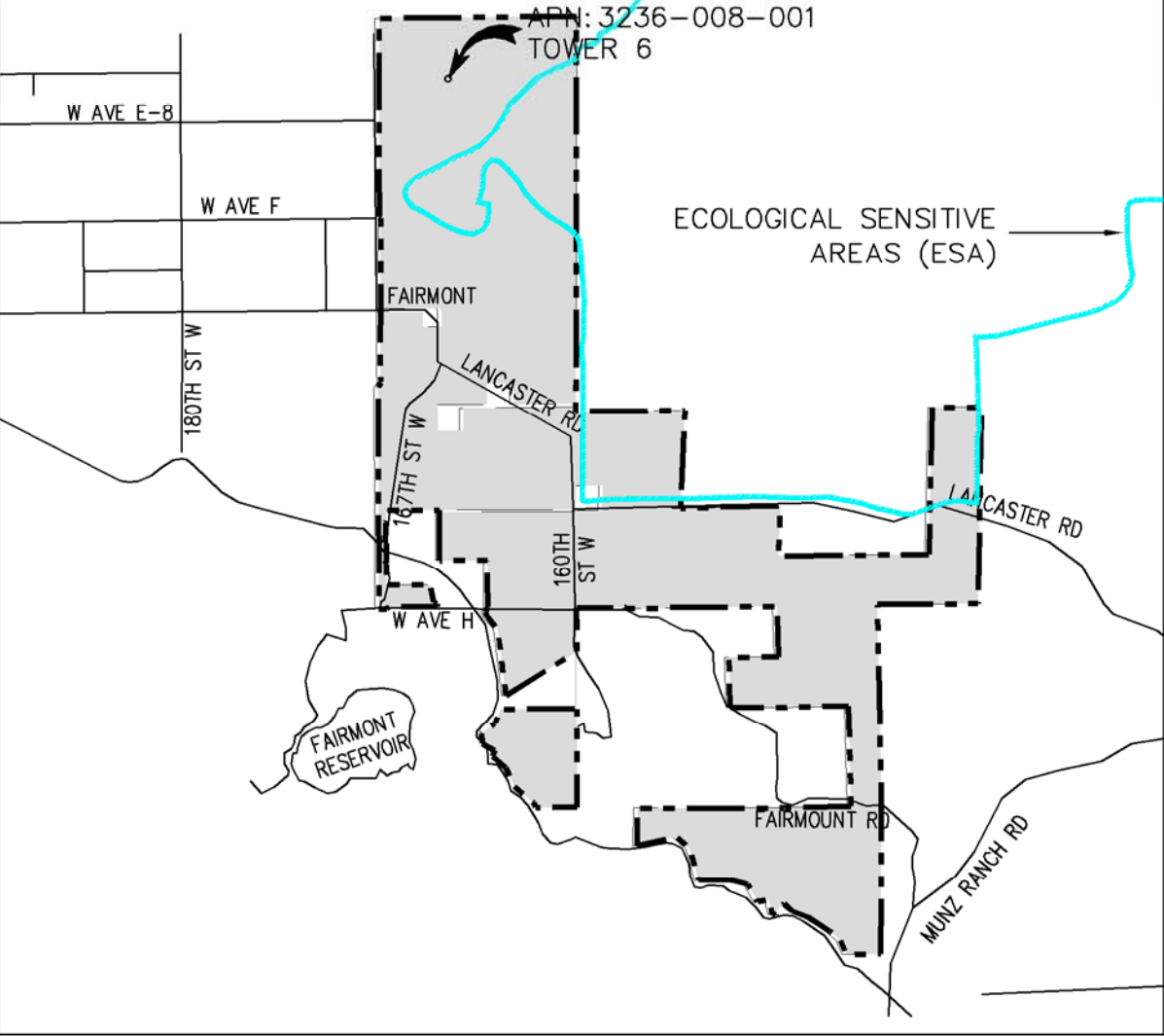
SHT NO.:
05 OF 09



The map shows a large, irregularly shaped area shaded in light gray, representing the subject property. This area is bounded by Lancaster Rd to the north and east, and Fairmont Rd to the south. To the west of the property are several streets: W 17th St, W 18th St, W 19th St, and W 20th St. To the north of the property are W Ave F and W Ave R. The Fairmont Reservoir is located to the west of the property. The Fairmont Tower 5 area is located to the east of the property. The map also shows the Fairmont Reservoir and the Fairmont Tower 5 area.



<div style="text-align: center;"> ANTELOPE POWER, LLC TEMPORARY METEOROLOGICAL TOWER </div>			
DRAWN BY: JC	<div style="text-align: center;"> CUP EXHIBIT - SITE PLAN #5 </div>		SCALE: 1"=150'
DESIGNED BY: AW			DATE: 02-16-11
CHECKED BY: AW	APPROVED BY: CITY ENGINEER _____ DATE _____	SHT NO.: <div style="text-align: right; font-size: 1.5em;"> 06 OF 09 </div>	

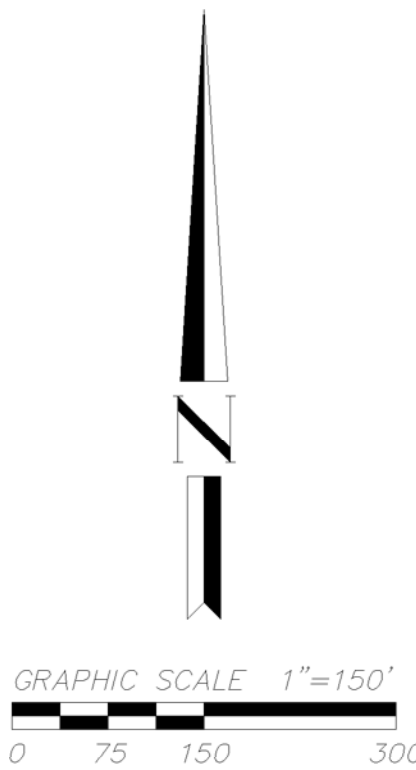


TOWER 5-DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: 3236-008-001

<u>LONGITUDE</u>	<u>LATITUDE</u>	<u>ELEVATION</u>
-118.4246	34.7560	±2735 FT

LEGAL DESCRIPTION:
W 1/2 (EX OF ST) OF SEC 25 T 8N R 15W

[illegible]

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<p align="center">ANTELOPE POWER, LLC</p> <p align="center">TEMPORARY METEOROLOGICAL TOWER</p>		
DRAWN BY: JC	<p align="center">CUP EXHIBIT - SITE PLAN #6</p>	SCALE: 1"=150'
DESIGNED BY: AW		DATE: 02-16-11
CHECKED BY: AW		SHT NO: <div> <div>07</div> <div>OF 09</div> </div>
APPROVED BY:		
CITY ENGINEER _____ DATE _____		

